

Queens Hall Refurbishment

Presentation to Cowal Transport Forum



26 January 2016

John Gordon – Regeneration Project Manager

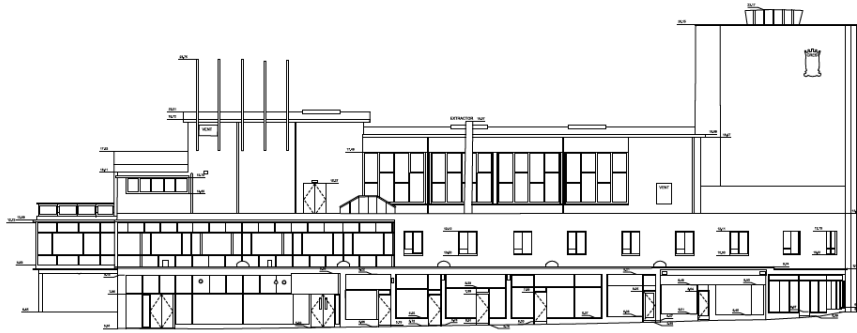


Queens Hall Refurbishment

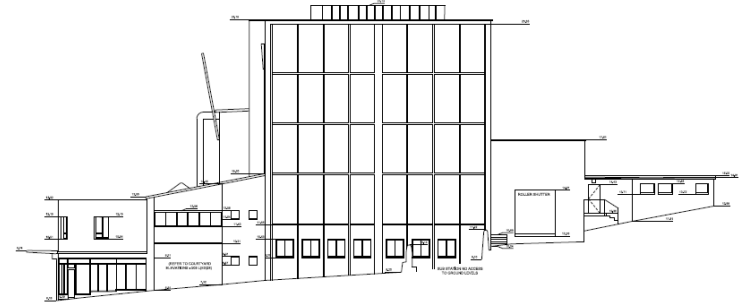
- **Over £8million investment**
- Creating a centre for skills and learning
- The project will revitalise the Queen's Hall, giving people exciting gathering places both inside and outside
- Construction of a new purpose built fitness & training suite
- Construction of a new home for Dunoon's Public Library, co-located with Skills Development Scotland
- Refurbishment of the main auditorium, lighting and sound systems, 'Green' rooms etc
- Provision of a children's soft play area
- Catering facilities – cafeteria, functions, conferences, weddings
- New road layout
- New public realm with paving and soft landscaping
- Revitalising the access to the town centre



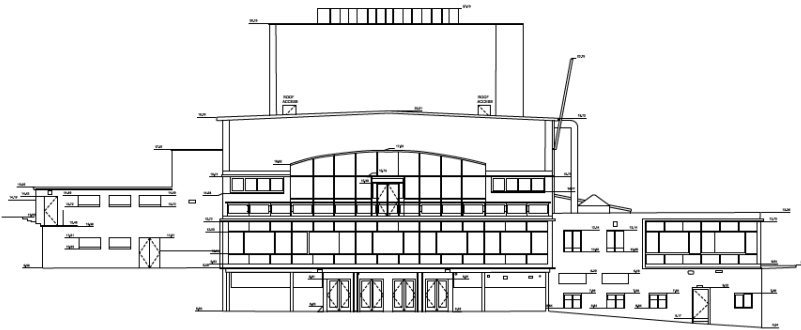
QH – Current Layout



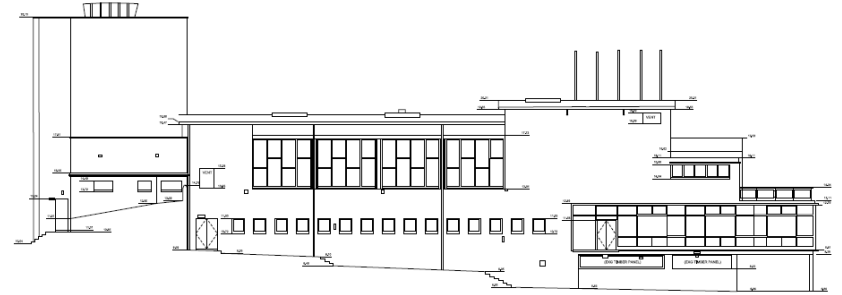
EAST ELEVATION



NORTH ELEVATION

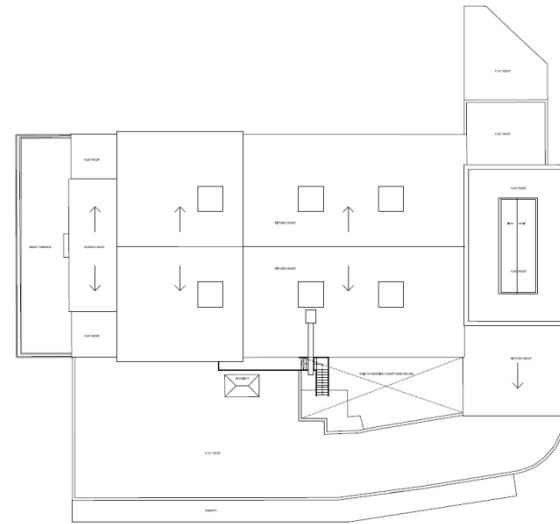
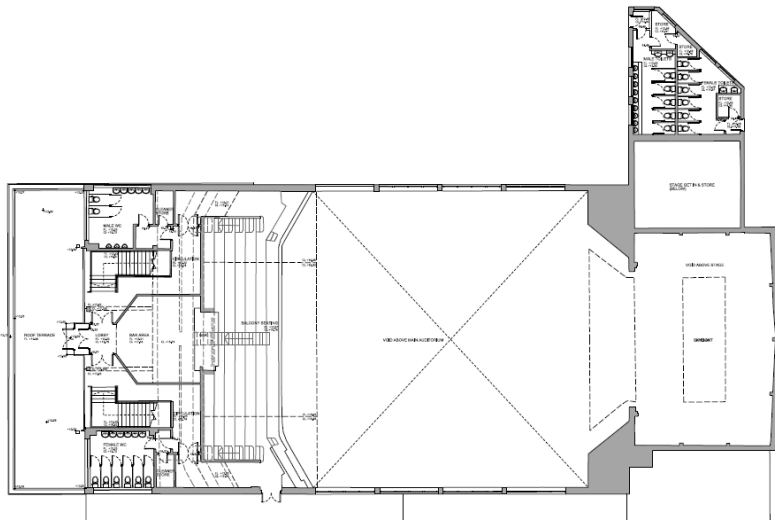
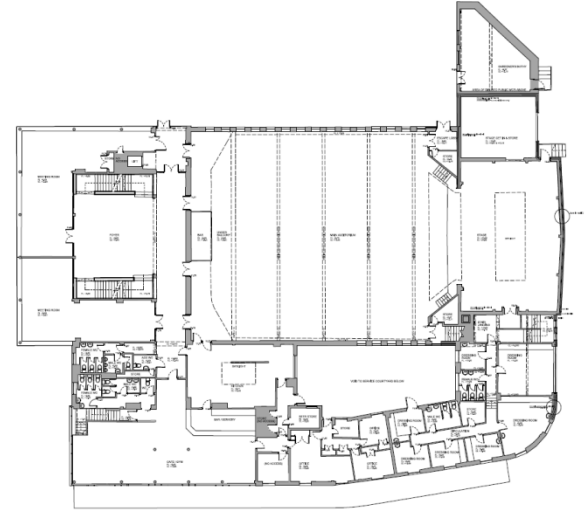
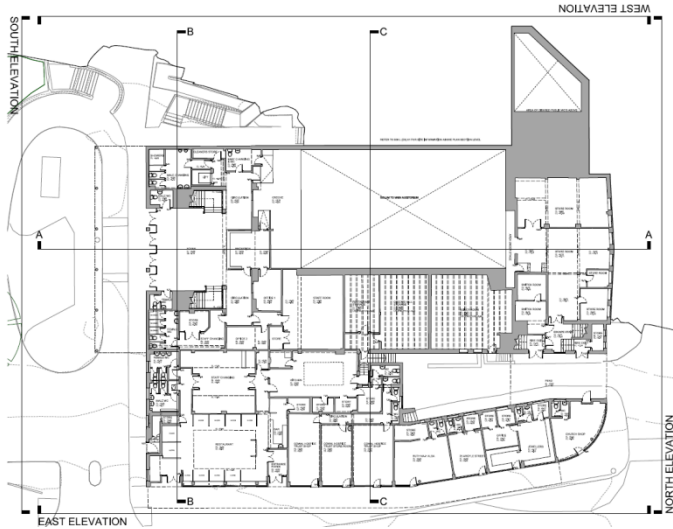


SOUTH ELEVATION

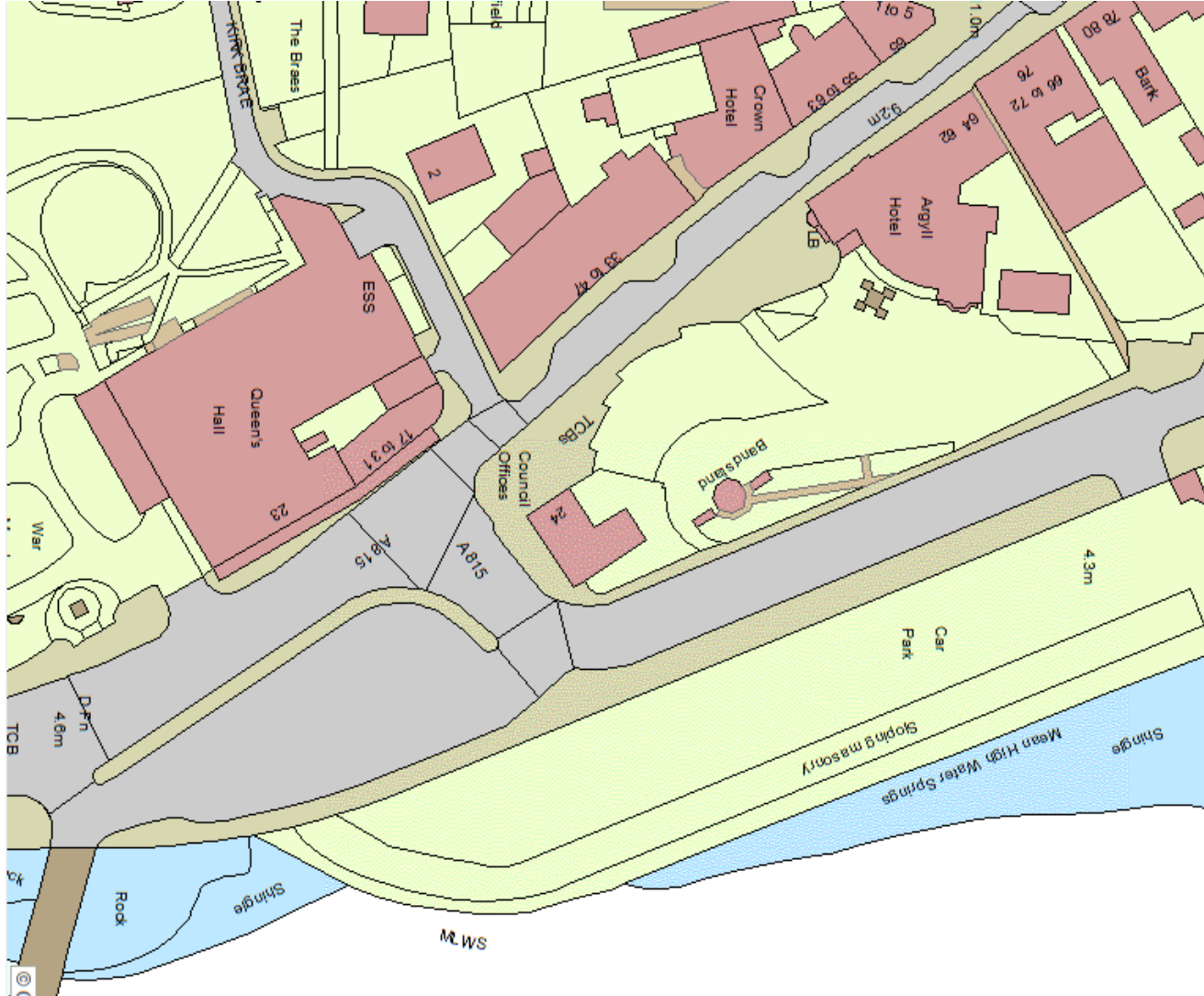


WEST ELEVATION

QH – Current Layout



Current Road Layout



QH – New Layout – East & South



EAST ELEVATION

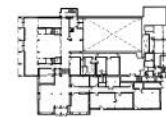


SOUTH ELEVATION

MODEL REF_303 Mjost Proposed Elevations

- NOTES**
- 1 This drawing to be read in conjunction with all structural and services engineers drawings, and with reference to architect and engineers specifications.
 - 2 All dimensions to be checked on site, notify the architect immediately of any discrepancies from dimensions stated on the drawings.
 - 3 To not scale drawings.
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- ① Composite glazing with aluminium curtain walling system
- ② Semi opaque glazing system aluminium curtain walling system
- ③ Light grey brickwork
- ④ Powder coated aluminium cladding
- ⑤ Powder coated stainless steel
- ⑥ Powder coated metal
- ⑦ New aluminium glazing system with thermal break



- D As fashioned 02/06/2015
- C Material key added 15/06/15
- B Amended as follows 21/06/15
- A Minor amendments to existing 06/10/2014
Building + Levels Window
Opening added

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project Queen's Hall Dundee CHORD

drawing title Proposed South + East Elevations

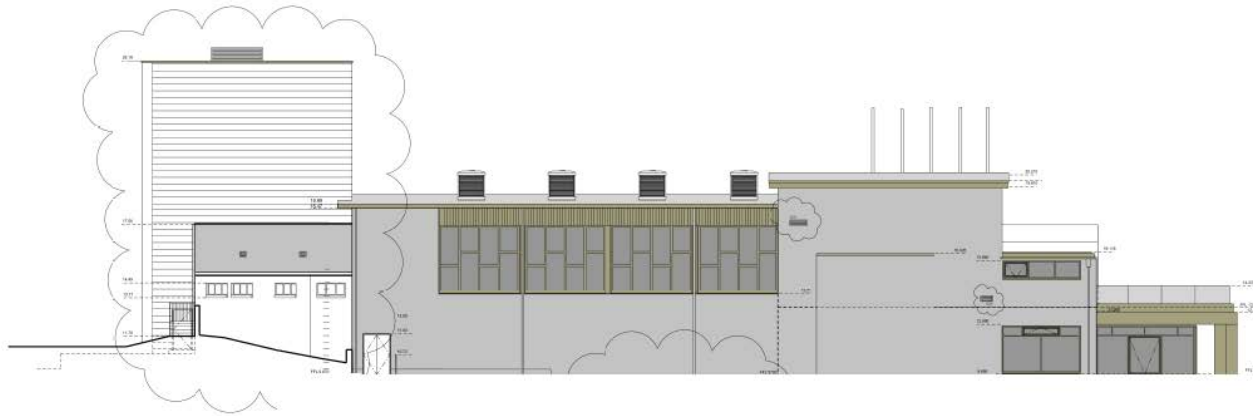
architect 1-185@BAS | 1-200@BAS | 0000000

drawing no. 500 L (GA) 06 100 D

scale BILLING



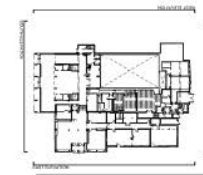
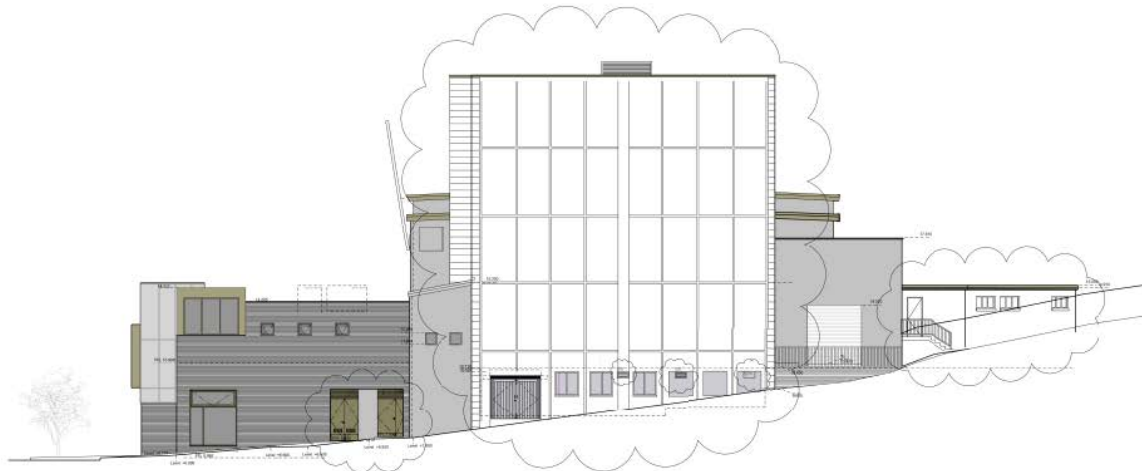
QH – New Layout – West & North



NOTES

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- ① Light grey stone
- ② Dark grey stone
- ③ Light grey brickwork
- ④ Polished anodised aluminium cladding



E	Amendments in ballroom	02.06.2015
D	Malcolm Kay added	15.06.2015
C	1500mm x 1500mm windows north elevation amended as ballroom	23.04.2015
B	Levels amended	03.10.2014
A	Minor amendments to existing building + levels	09.10.2014

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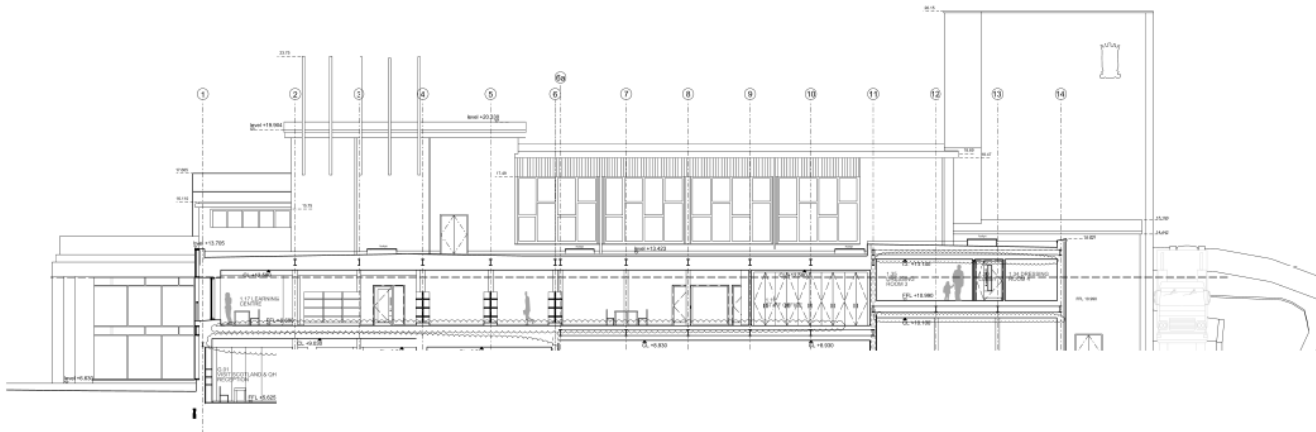
project Queen's Hall, Dunoon CHORD
 drawing title Proposed West + North Elevations
 scale 1:100 @ A1 | 1:200 @ A3
 drawing no 509 L (GA) 07
 status BILLING

NORTH ELEVATION

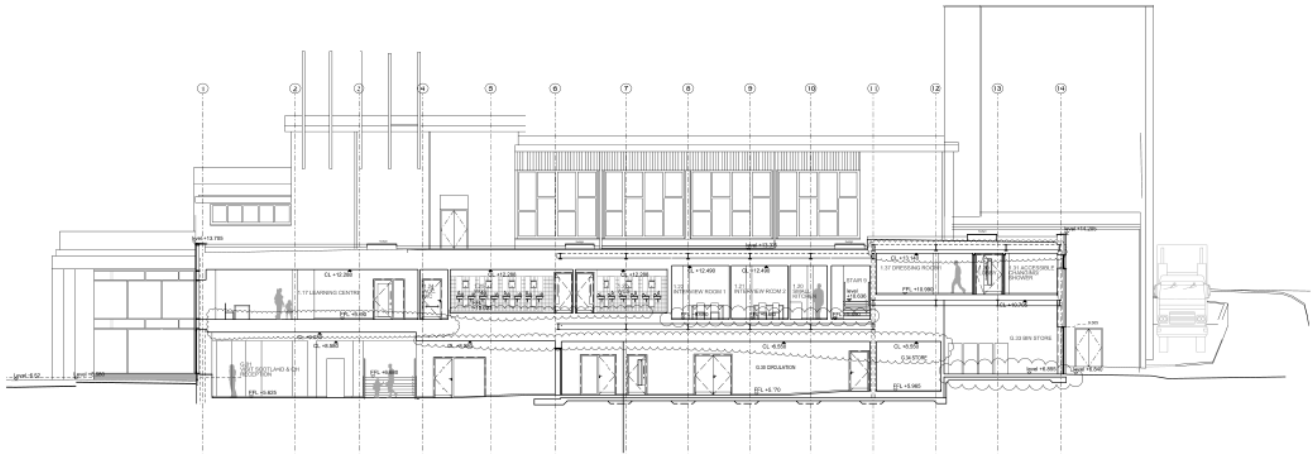


QH – New Layout – Sections

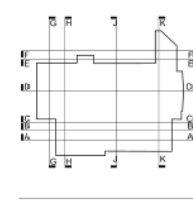
A-A / B-B



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SECTION B-B



C	amendment as follows	04.05.15
B	Levels amended Mechanical services added	05.10.14
A	Frame out - HDG amended	19.06.14

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project **Queen's Hall, Dunoon CHORD**

drawing title **Proposed Section AA & Section BB**

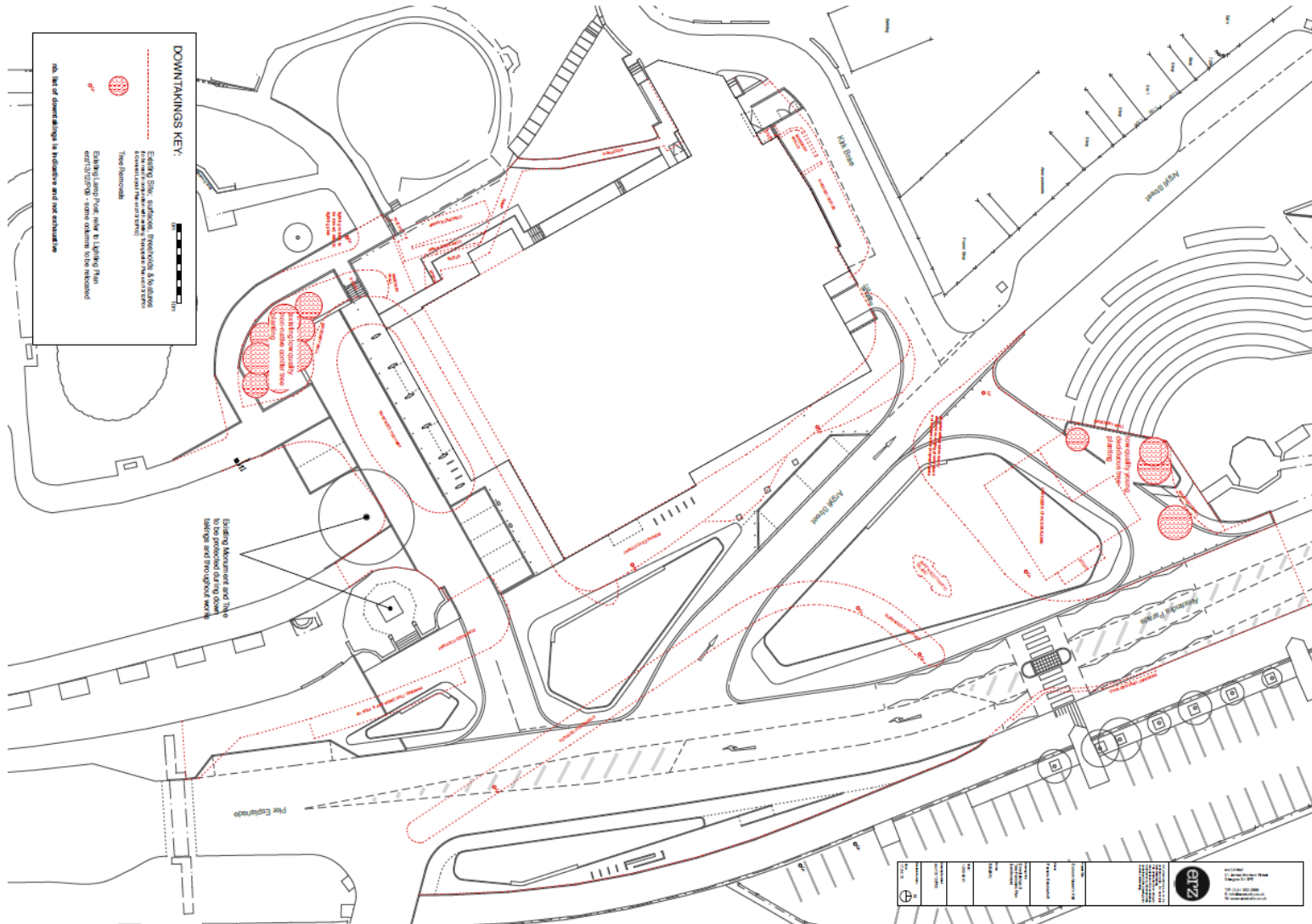
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drawing no. **509 L (GA) 08** rev. **C**

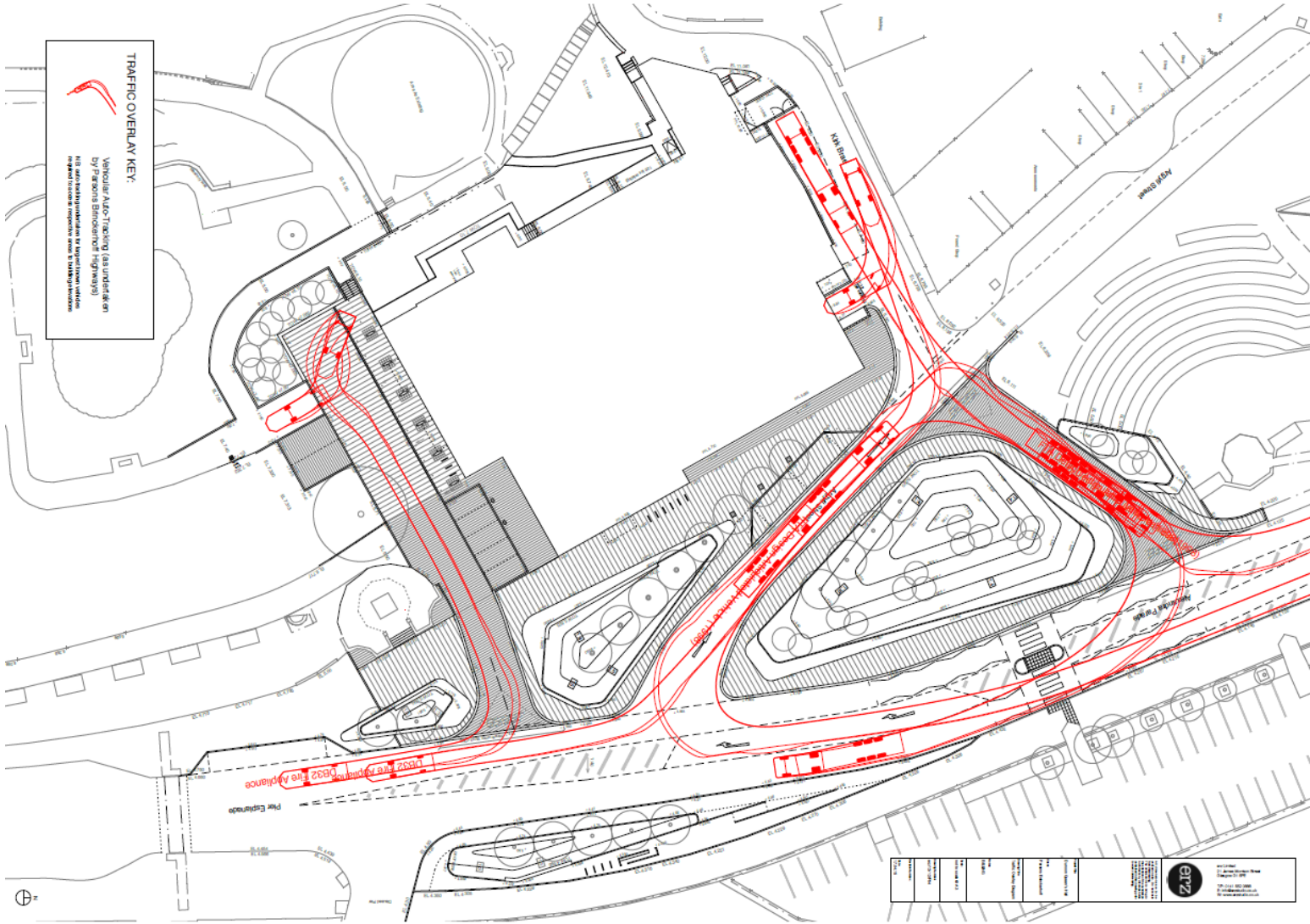
status **BILLING**



New Road Layout - Downtakings



New Road Layout – Traffic Overlay



Procurement

A key section in the Invitation To Tender (ITT) is how the contractor proposes to approach the delivery of the works.

‘A statement detailing the approach to be taken during the delivery of the works, to include :

- A methodology demonstrating an understanding of the project, and explaining how the building structure and elements that are to be refurbished will be protected during the demolition works
- A statement explaining how the works, which are in a constrained urban environment and involving a combination of building works, environmental improvements and public realm works will be delivered, including proposals for added value or creative solutions.
- **A statement explaining how access to the main thoroughfare, Argyll Street, will be maintained at all times for both pedestrian and vehicular traffic and how the works will be co-ordinated with: the emergency services; local businesses; local residents; public and private transport providers and the relevant officers of the Council.**
- **A statement setting out how the impacts of the construction activities on the public and the environment will be minimised where practical and that appropriate liaison will be undertaken with affected parties and statutory bodies**



Milestones

- | | |
|---|------------------------|
| 1. Evaluation of PQQ Submission: | 5-Jan-16 to 18-Jan-16 |
| 2. Issue ITT: | 22-Jan-16 |
| 3. Deadline for Submission of Tenders: | 21-Mar-16 |
| 4. Contract Award Recommendation: | 11-May-16 to 12-May-16 |
| 5. Standstill Period: | 16-May-16 to 27-May-16 |
| 6. Contract Award: | 30-May-2016 |
| 7. Construction Period (65wks): | July-16 to Oct-17 |