

Name of Institution:

Project Title:

Assessment By:

Date:

Attendants:





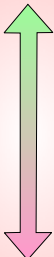
Filter Tool Information

This filter tool has been developed as a pre-feasibility study workshop facilitator. The purpose of the filter tool is to ensure that the university estates team are engaging with the key practicality and sustainability considerations during the workshop and are clearly guided towards an understanding of the refurbishment potential for the building.

The tool is comprised of a series of questions relating to the university's 'vision' and the social, economic and environmental sustainability of the proposed refurbishment. For some of the questions, the university estates team may not be equipped with all the required information, but it is assumed that the team can decide upon the most likely selection based on current knowledge of the building. Raising and discussing these issues will also raise awareness amongst the Estates team of which issues need to be addressed and will therefore help with project planning and consultant briefing. To simplify the process, questions require just 'yes' or 'no' answers. (Refer to the Briefing Notes for supporting information on the key issues).

It is envisaged that the tool will be used as a paper copy at the workshop meeting. The filter tool sheets have flow charts that are designed to be drawn over to plot the potential for a sustainable refurbishment. The sheets may then be kept as a record of the review workshop and will inform the next stage of the project by providing a clear steer towards either a refurbishment or re-build solution. Where there is no clear steer towards either end of this scale it may be that a hybrid solution of part-refurbishment/ part- re-build or varying levels of intervention might be considered.

SUSTAINABLE REFURBISHMENT POTENTIAL

VISION	SOCIAL	ENVIRONMENT	ECONOMIC	COLLECTIVE SCORE
HIGH  LOW	HIGH  LOW	HIGH  LOW	HIGH  LOW	HIGH  LOW

Notes:

Notes:

1. WHOLE LIFE COST

Is refurbishment likely to offer the lowest Whole Life Cost?

2. BENEFIT

Can a positive increase in revenue though fee, research or rental income be accrued?

3. RISK

Can contractor risk associated with refurbishment be mitigated through initial investigative survey work?

4. FUNDING POTENTIAL

Does preferential funding exist (both internal and external) for a refurbishment of the building?

5. LEGISLATIVE COMPLIANCE AND ASBESTOS MANAGEMENT

Can the building be made to comply with all current relevant legislation?

6. DE-CONSTRUCTABILITY / EASE OF DELIVERY

Does demolition of the building cause difficulties when considering the location and proximity of neighbouring buildings?

7. PROGRAMME AND PHASING

Can refurbishment of the building allow for a shorter programme of project delivery and minimal disruption to normal activities?

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