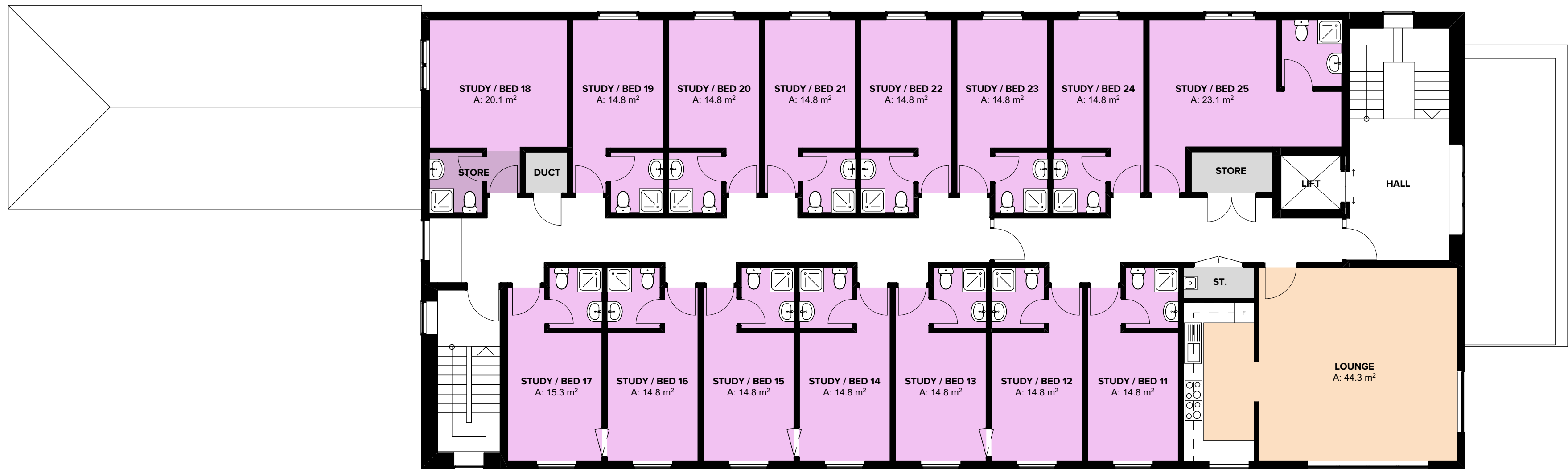


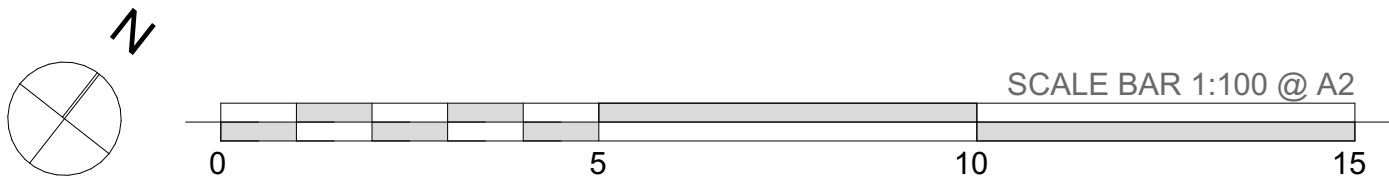


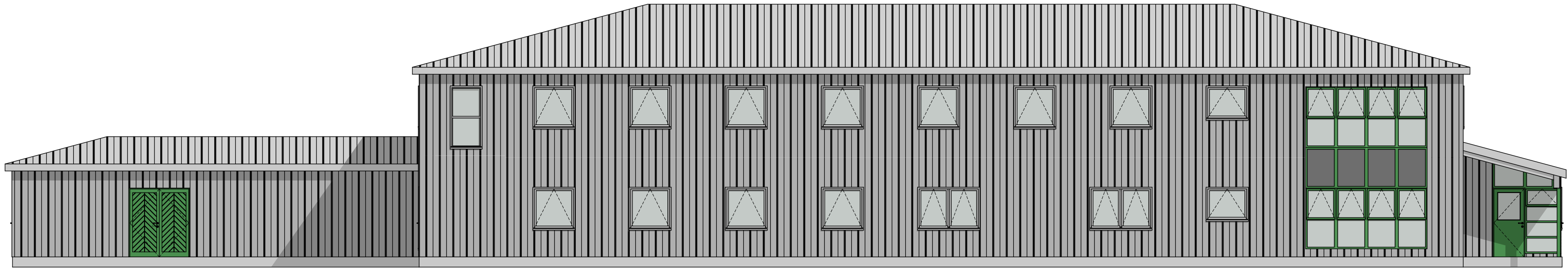
Existing Ground Floor Plan  
1:100



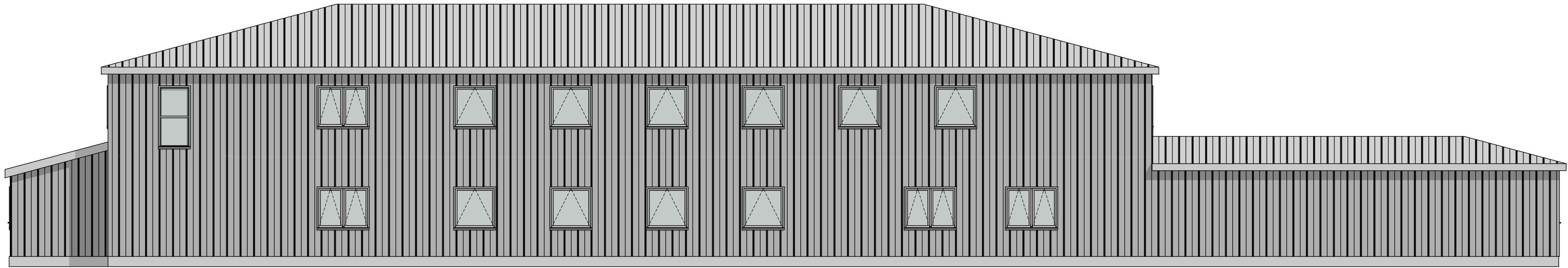
Existing First Floor Plan  
1:100

CLIENT	<b>UHI SHETLAND</b>	
PROJECT	<b>UHI Shetland Feasibility Study</b>	
DRAWING SCALE(S) @ A2	1:100	DRAWN BY CS
DRAWING NUMBER / REV	563/FS/300/	DATE MAY 2023
LAYOUT	<b>Existing Floor Plans - PAH</b>	

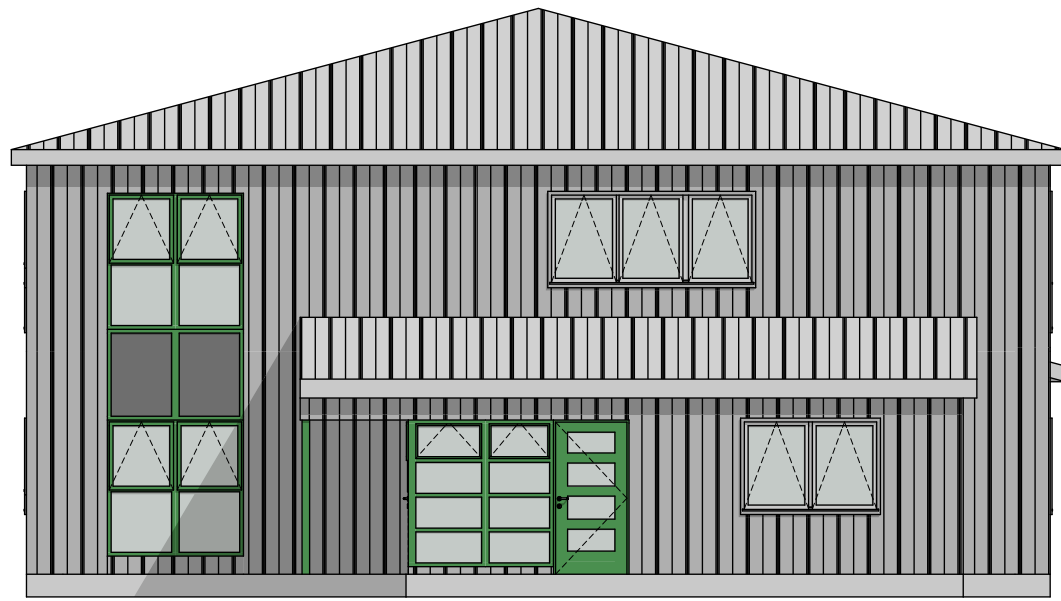




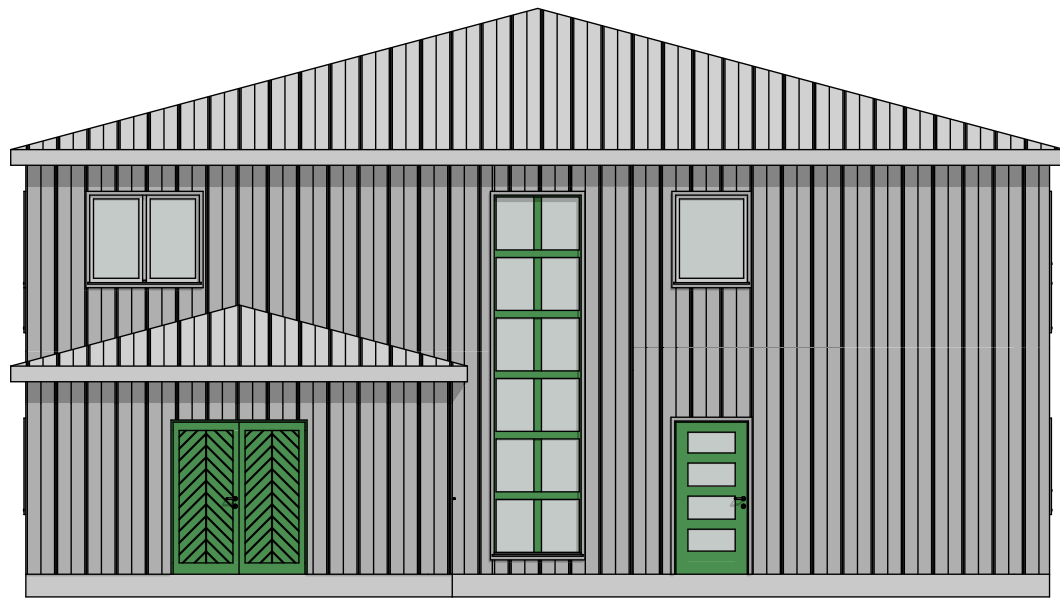
South East Elevation  
1:100



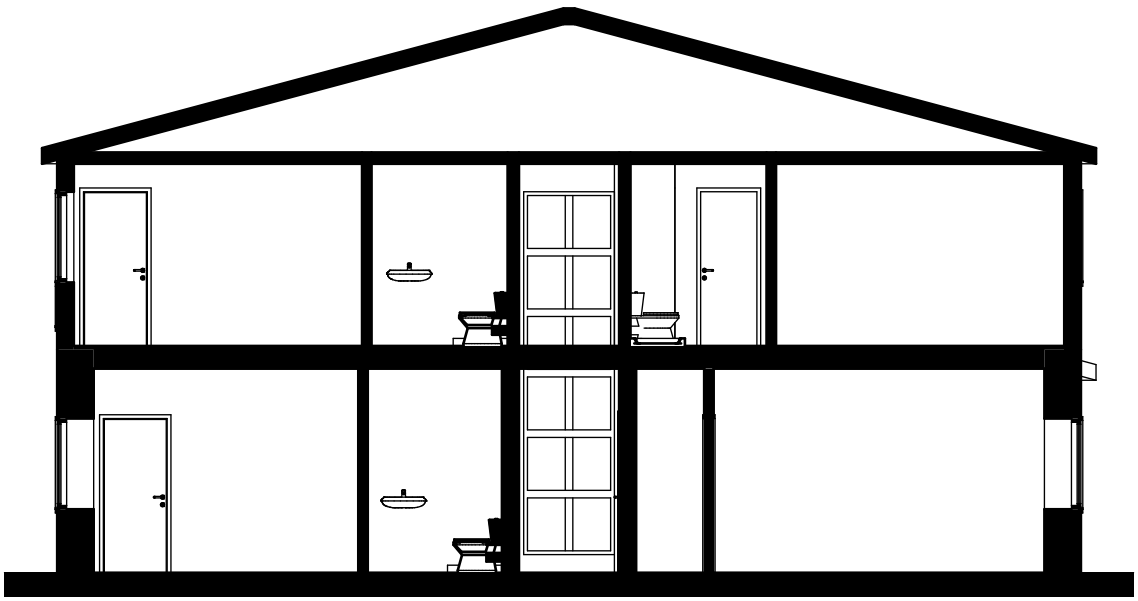
North West Elevation  
1:100



North East Elevation  
1:100

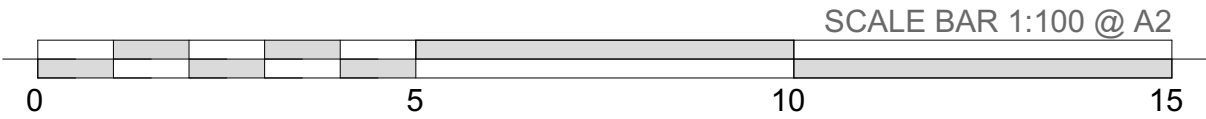


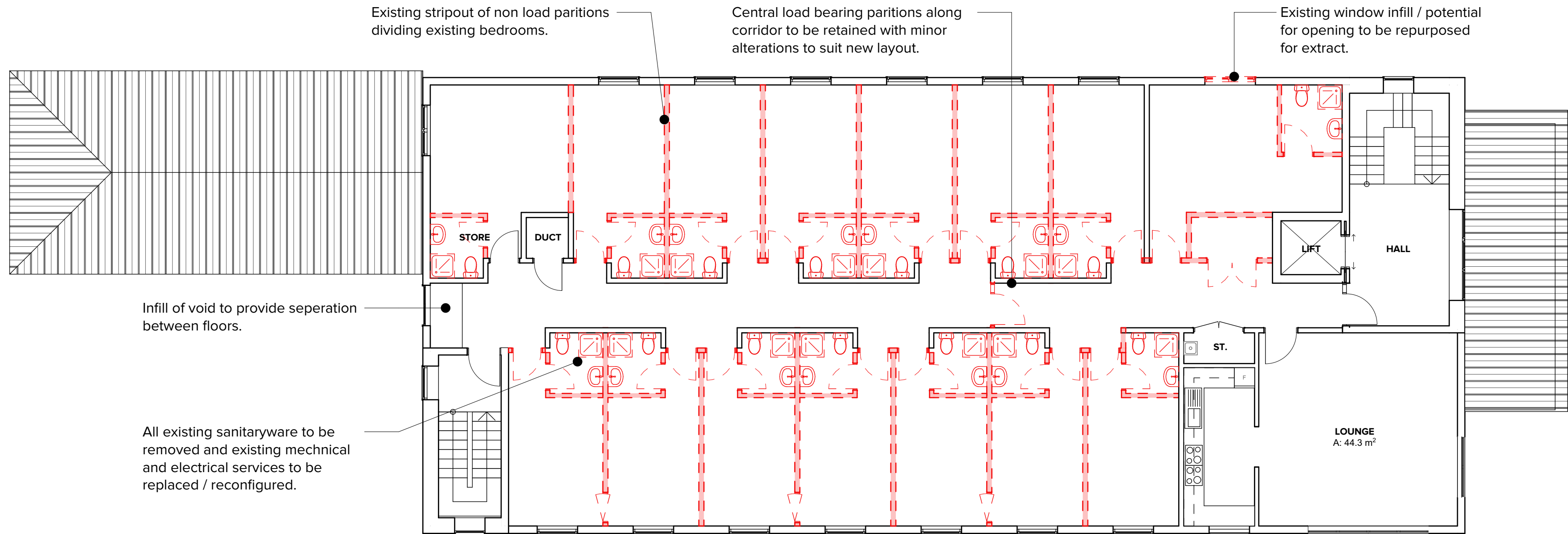
South West Elevation  
1:100



Section  
1:100

CLIENT <b>UHI SHETLAND</b>	
PROJECT <b>UHI Shetland Feasibility Study</b>	
DRAWING SCALE(S) @ A2 1:100	DRAWN BY CS
DRAWING NUMBER / REV <b>563/FS/301/</b>	DATE MAY 2023
LAYOUT <b>Existing Elevations &amp; Section - PAH</b>	





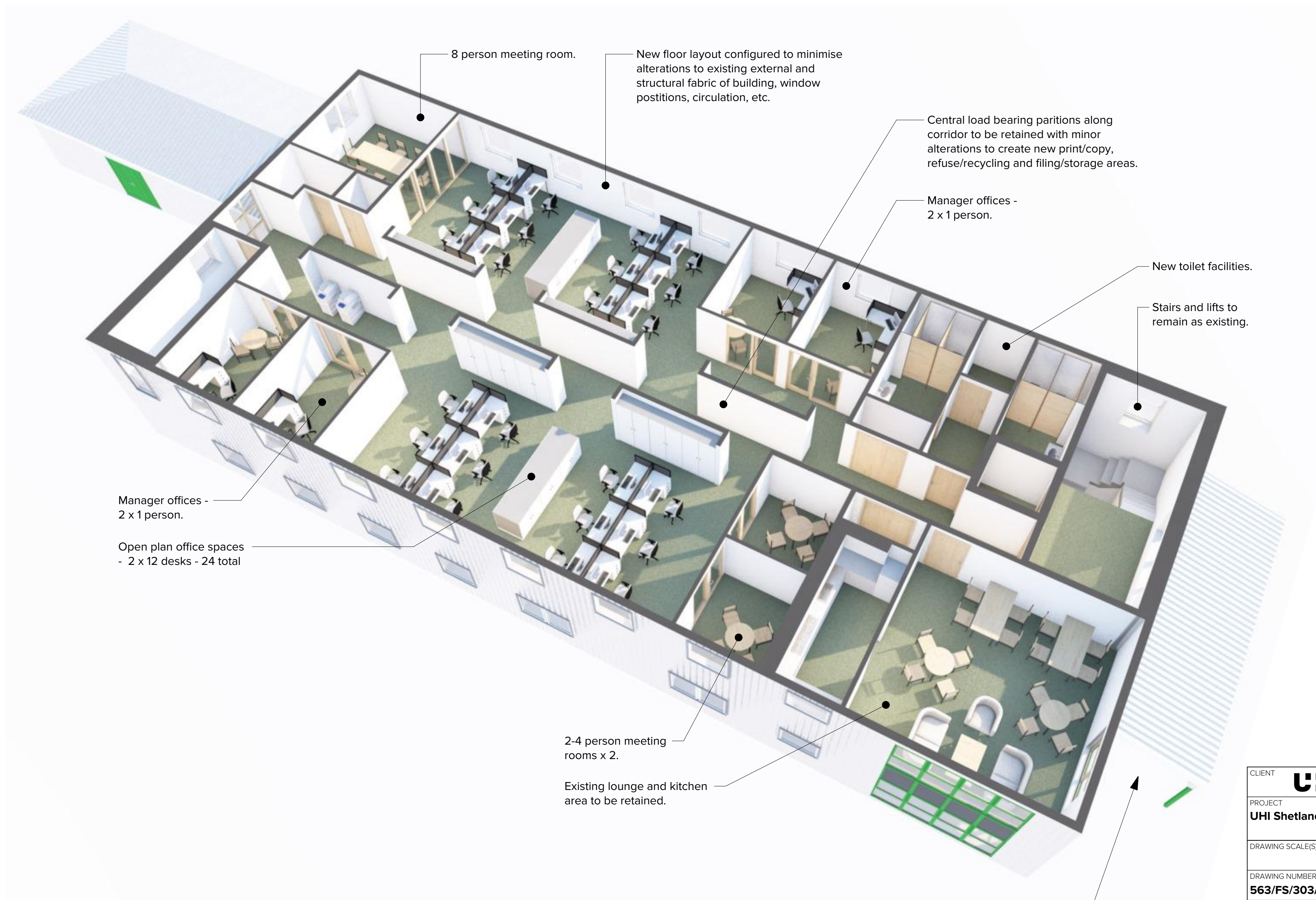
First Floor Plan - Downtakings  
1:100



Proposed First Floor Plan  
1:100

CLIENT	<b>UHI SHETLAND</b>		
PROJECT	<b>UHI Shetland Feasibility Study</b>		
DRAWING SCALE(S) @ A2	1:100	DRAWN BY	CS
DRAWING NUMBER	563/FS/302/	REV	
LAYOUT	Proposed Floor Plans - PAH		
DATE	JAN 2023		





**PORT ARTHUR HOUSE - PROPOSED FIRST FLOOR - 3D OVERVIEW**

CLIENT <b>UHI   SHETLAND</b>	
PROJECT <b>UHI Shetland Feasibility Study</b>	
DRAWING SCALE(S) @ A2	DRAWN BY CS
DRAWING NUMBER / REV <b>563/FS/303/</b>	DATE MAY 2023
LAYOUT <b>Proposed First Floor Visual - PAH</b>	



**FEASIBILITY STUDY REPORT**  
**AUGUST 2023**

**Shetland Campus Redevelopment Project**  
**UHI Shetland**

## 6.0 EXISTING BUILDING ANALYSIS

### Building Analysis

Shetland UHI Campuses in Scalloway have been upgraded throughout the years but are largely outdated and the facilities on offer are no longer considered as attractive teaching and learning environments to current or prospective students. Facilities for students are poor with a particular lack of social spaces and dedicated spaces for collaborative or student-led learning.

Survey work was undertaken at the Scalloway Campus (Port Arthur House). Analysis of the existing spaces and facilities of each building is as follows.



Shetland UHI – Scalloway Campus

## Scalloway Campus – Port Arthur House

Port Arthur House is a purpose-built student accommodation block. Currently only the ground floor is used and has been recently refurbished offering 10 ensuite bedrooms with shared kitchen, lounge and laundry facilities.

The first floor had similar accommodation, but potential structural issues were noted with deflection evident in the floor slab and a partial strip out was necessary to complete investigations.

There may be potential to redevelop the first floor for alternate use subject to statutory consents. The secondary stair is noted as having a reduced clear width for escape purposes and any proposals would require further structural assessment but generally the size, layout and provision of existing openings etc would suggest alternate use is feasible.



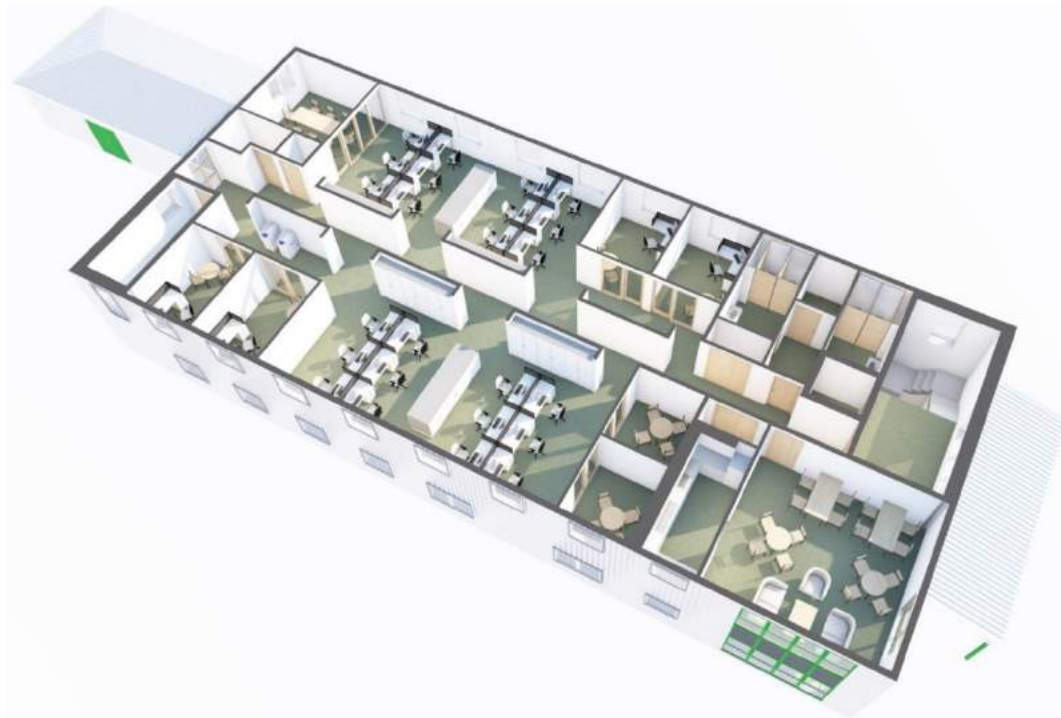
Existing Floor Plans – Port Arthur House

### Scalloway Campus – Port Arthur House

Proposals have been developed to convert the first floor of Port Arthur House into a modern office space as an administration hub for UHI Shetland. Provision has been made for the following accommodation:

- Open plan office area – 24-person total.
- 4no. manager offices – 1 person per.
- 2no. 2–4-person meeting rooms.
- 1no. 8 person meeting room.
- Lounge & kitchen area.
- Toilets, storage & printing facilities.

There are no proposed changes to the existing stairs, circulation and external openings to minimise structural alterations. It is also proposed to retain the existing kitchen / lounge area.



Proposed First Floor Plan – Port Arthur House



**Feasibility Report**  
**For**  
**Mechanical & Electrical Services**



**CHARTERED BUILDING  
SERVICES ENGINEERS**

# **UHI SHETLAND**

## **Scalloway & Lerwick Campus Redevelopment**



University of the  
Highlands and Islands  
Oilthigh na Gàidhealtachd  
agus nan Eilean

**5262**

**UHI SHETLAND**

**Scalloway ██████████ Campus  
Redevelopment**

**REPORT FOR  
MECHANICAL & ELECTRICAL  
SERVICES  
July 2023**

## 4.0 Scalloway Campus – Port Arthur House

### 4.1 Mechanical Workscape

To prepare the first floor of Port Arthur House for re-fit as an office facility as indicated in the architectural proposals, the existing mechanical systems would need to be traced and separated from the ground floor installations prior to undertaking a dedicated fit-out of the office suite.

We would recommend the use of wall mounted heating / cooling units connected to an external air source heat pump unit to serve all office and meeting room accommodation. Toilet and ancillary accommodation could be serviced by wet radiators, off the existing system with hot & cold water provision to the north end of the suite.

### 4.2 Electrical Workscape

To prepare the first floor of Port Arthur House for re-fit as an office facility as indicated in the architectural proposals, the existing electrical systems would be removed back to a suitable location (final circuit distribution board) to allow for the introduction of new cabling to lighting and power outlets through out the space.

The power installation would take the form of surface mounted PVC trunking to allow for all additional power and data outlets and for future flexibility and alterations.

The new lighting scheme would be designed to meet current guidelines for office environments and VDU use areas. The luminaires would either be surface or recessed to suit the final ceiling choice. Automatic lighting control and sensors would be introduced to reduce energy usage and limit unwanted operational periods.



Figure 66 – Example Recessed Luminaire



Figure 67 – Example Surface Luminaire



Figure 68 – Example of Surface PVC Trunking



Figure 69 – Example of Automatic Lighting Sensors



# UHI SHETLAND

## Scalloway & Lerwick Campus Redevelopment



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### 5.3 Scalloway Campus – Port Arthur House

Item	Description	Quantity	Budget Cost Allocation
5.3.1	Trace and strip-out first floor mechanical services.	360m <sup>2</sup>	£18,000.00
5.3.2(A)	Option to supply and install air to air, air source heating / cooling equipment to office and meeting room accommodation.	325m <sup>2</sup>	£103,000.00
5.3.2(B)	Option for wet heating only to office & meeting room accommodation.	325m <sup>2</sup>	£48,750.00
5.3.3	Provide wet heating and domestic hot & cold water services to the north end ancillary accommodation off the existing systems.	82m <sup>2</sup>	£12,300.00
	All costs exclude: <ul style="list-style-type: none"><li>• VAT</li><li>• Professional Fees</li><li>• Preliminaries / Main Contractors Uplift</li></ul>		

# UHI SHETLAND

## Scalloway & Lerwick Campus Redevelopment



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agus nan Eilean

### 6.3 Scalloway Campus – Port Arthur House

Item	Description	Quantity	Budget Cost Allocation
5.3.1	Trace and strip-out first floor electrical services.	360m <sup>2</sup>	£15,000.00
5.3.2	Office Area Fit-out – lighting, power, data comms and cable containment trunking to suit final layout and office services.	325m <sup>2</sup>	£77,250.00
	All costs exclude: <ul style="list-style-type: none"><li>• VAT</li><li>• Professional Fees</li><li>• Preliminaries / Main Contractors Uplift</li></ul>		

	UHI SHETLAND - FEASIBILITY SHETLAND CAMPUS REDEVELOPMENT PROGRAMME		PORT ARTHUR OPTIONS	
	ELEMENT	SUB TOTAL	TOTAL COST	
	DEMOLITIONS		£ 120,675	
1	SUBSTRUCTURE		£ -	
2.A/C	FRAME, EXTERNAL WALLS & ROOF		£ -	
2.F	WINDOWS & EXTERNAL DOORS			
2.F.1	Windows	£ -		
2.F.2	Doors	£ -	£ -	
2.G	INTERNAL WALLS & PARTITIONS (Plasterboard; timber stud; sound insulation; tape/fill; paint; finishes incl WC wetwall)		£ 39,345	
2.H	INTERNAL DOORS		£ 8,450	
3.A	WALL FINISHES		£ -	
3.B	FLOOR FINISHES (Carpetted/Vinyl sheet)		£ 96,525	
3.C	CEILING FINISHES (Mainly suspended grid)		£ 12,285	
4.A	FITTINGS & FURNISHINGS		£ 50,950	
5.A	SANITARY APPLIANCES		£ 24,250	
5.C	DISPOSAL INSTALLATIONS			
5.C.1	Internal drainage above ground; rationalise		£ 11,250	
5.D-G	MECHANICAL SERVICES INSTALLATION Mechanical - Heating & Ventilation (Air source Heat Pump)	£ 133,300	£ 133,300	
5.H-L	ELECTRICAL SERVICES INSTALLATION Lighting & Power PV Installation	£ 92,250 £ -	£ 92,250	
		c/f	£ 589,280	



UHI SHETLAND - FEASIBILITY SHETLAND CAMPUS REDEVELOPMENT PROGRAMME			PORT ARTHUR OPTIONS	
ELEMENT		SUB TOTAL	TOTAL COST	
		b/f	£ 589,280	
5.M	NEWTON ROOM			
5.M	IMMERSIVE CLASSROOM			
5.M	OTHER SPECIAL INSTALLATIONS			
	Interactive board	£ -		£
	Dry wipe board	£ -		
	Computers	£ -		
	Interactive screen	£ -		
	CNC router	£ -		
	Tooling	£ -		
	Graphics station	£ -	£ -	
5.N	BUILDERS WORK IN CONNECTION WITH SERVICES			
	Mechanical	£ 6,665		
	Electrical	£ 4,613		
	PV Installation			
5.O	BUILDERS PROFIT AND ATTENDANCE ON SERVICES		£ 28,194	
6.A	SITE WORKS		£ -	
	Sub - Total		£ 617,474	
	CONTINGENCY SUM		£ 25,000	
	PRELIMINARIES - Site huts/welfare/services/supervision/insurance/H&S		£ 98,796	
	PROFESSIONAL FEES (included elsewhere)		£ -	
	TOTAL		£ 741,270	

NOTES:

Costs **exclude** the following:

1. VAT (where applicable)
2. Professional Fees