

**FEASIBILITY STUDY AND PROJECT SUPPORT
COMMUNITY CENTER TROISDORF**



Source: Outline Architekturbüro Paul Böhm

Client: TroPark Troisdorf GmbH (once Projektmanagement Troisdorf GmbH); City of Troisdorf
Year: 2007, 2008, 2010
Location: Troisdorf (North Rhine-Westphalia), Germany

Brief Description:

The City of Troisdorf is located between the cities of Cologne and Bonn and is the biggest town in the area (76,000 inhabitants). The community center of Troisdorf was opened in 1979. It offers a wide range of leisure offers and is used for all kinds of events. But the object suffers from diverse technical and functional deficiencies, wherefore it is not possible to operate it at optimal costs. For the improvement of the economy diverse restructuring measures or even a new construction should be necessary.

Wenzel Consulting was hired with the examination of the feasibility of a new building (referring dimensioning and the spacial-conceptual equipment). In a next step the estimated invest as well as the economic key data were examined.

In phase II Wenzel Consulting evaluated the demand of business partners referring their requirements for their potential events in the community center.

In the late 2008 Wenzel Consulting was engaged with the update of the requirements profile incl. functional room schedule for the new City Hall of Troisdorf.

For to find the most effective operation model with a high economic viability Wenzel Consulting was commissioned with the identification of appropriate models of operation for the new hall (2010, August). For this potential operators and partners were contacted.

In a further project phase Wenzel Consulting was engaged to examine and comment the existing architects outline (Architekturbüro Paul Böhm) referring functionality, spatial allocation plan, flow of material as well as the projected invest and the expected follow-up costs.

Tasks:

- Feasibility Study
 - Rough Site Check
 - Market and Demand Analysis
 - Description of the achievable Utilization Potential
 - Creation of the spacial and functional Concept
 - Estimation of the Invest Costs
 - Calculation of the Costs/Revenues
- Evaluation of the Demand of Business Partners
 - Creation of a Questionnaire
 - Interviews with 20 local and regional Enterprizes (by phone)
 - Analysis of the Results
 - Derivation of spacial-conceptual Requirements and Classification with reference to different types of Events
 - Update of the economic Calculations of the Feasibility Study (phase I)
- Profile of the Requirements and functional Room Concept
 - Utilization Concept
 - Coordinates of the plannings for the new City Hall
 - Derivation of the synergy potentials with the connected Hotel
 - Description of possible models of contracting between operator resp. investor and the City of Troisdorf
- Operator Acquisition
 - Creation of the Image Brochure
 - Selection and Acquisition of potential Operators
- Examination of the Architects Outline
 - Commentation of the Outline referring Functionality, spatial Allocation Plan
 - Evaluation of the projected Invest and Follow-up Costs