

REDDITCH BOROUGH COUNCIL

Executive 9th January 2024

Appointment of Design Team and Project Managers – Towns Fund Schemes

Relevant Portfolio Holder	Councillor Dormer
Portfolio Holder Consulted	Yes
Relevant Head of Service	Pete Carpenter – Interim Director of Finance
Report Author Peter Carpenter	Job Title: Interim S151 Officer Contact Pete Carpenter email: peter.carpenter@bromsgroveandredditch.gov.uk Contact Tel:
Wards Affected	All
Ward Councillor(s) consulted	N/A
Relevant Strategic Purpose(s)	Aspiration, work and financial independence
Key Decision	
If you have any questions about this report, please contact the report author in advance of the meeting.	
This report contains exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, as amended	

1. SUMMARY

This report sets out the results of a tender process to appoint contractors to Design and deliver Project Management expertise to the Digital Manufacturing and Innovation Centre (DMIC) and Project Management expertise to the New Town Square Towns Fund Initiatives.

2. RECOMMENDATIONS

Executive is asked to approve:

- That AHR are approved as the Design contractor for the DMIC following a tender process.
- That Gardiner and Theobald are approved as Project Managers for the DMIC and the New Town Square projects following a tender process.

3. KEY ISSUES

Background

3.1 The Council was successful in applying for Towns Funding from DLUHC for regeneration purposes in 2022. Overall the bid contained three projects

- A Digital Manufacturing and Innovation Centre on the existing central Police Station site.

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- A new Town Square on the existing Library site.
- Improvements to Public Realm, delivered by the County Council, around Church walk and next to the Kingfisher Centre.

Total Grant funding of £15.2m has been approved by DLUHC for these purposes and this needs to be spent by 31st March 2026.

- 3.2 A report went to Executive on the 28th June in respect of Town Centre Regeneration Business Cases. The business cases that had been submitted for the Executive Committee's consideration had been drafted by external consultants, Mott MacDonald. Based on the company's assessment, Members were advised that it was anticipated that the proposals for the Digital Manufacturing and Innovation Centre would be over budget by approximately £2 million. Similarly, the estimated costs for the public realm works were likely to be over budget, although there were actions that could be taken to address this, including through use of funding from other sources to cover the total costs.
- 3.3 Discussions had been held with representatives of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and, like other members of the LEP, the Council was eligible to bid for up to £1.5 million to help bridge the financial gap in this instance. There was also the potential for the Council to bid for grant funding from other external sources. In this context, the Interim Section 151 Officer was proposing that the Council should submit a bid to the GBSLEP to help fund the difference. Over the last month access to this funding has been made easier via a MOU across the 8 constituent members.
- 3.4 The meeting concluded that the two business cases, in respect of the Digital Manufacturing and Innovation Centre and the Public Realm works are endorsed and used to present summary information for submission to the Department for Levelling Up, Housing and Communities on the 29th June 2022.
- 3.5 At a further meeting on the 11th October, the Executive considered the New Town Square redevelopment. Officers were proposing that there should be a public plaza and a pavilion in Redditch town centre. The pavilion would consist of three floors, comprising a ground floor dedicated to food and beverage and the other two floors used for office space. The proposal was for the library, subject to the outcomes of public consultation and decisions taken by Worcestershire County Council, to be relocated to a community hub, which was subject to consideration as part of the review of the Town Hall Hub.
- 3.6 The meeting resolved that the Redditch TIP Library Redevelopment business case be endorsed and used to present summary information for submission to the Department for Levelling Up Housing and Communities on the 14th October 2022.

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- 3.7 The Council asked for expressions of Interest through the Procure Partnerships Framework for the Multi discipline Design for the DMIC. There were three applicants:
- AHR
 - Austin Smith Lord
 - Ellis Williams
- 3.8 Tenders were evaluated on a ratio of 70% Quality and 30% price. Of the 70% quality evaluation:
- 30% was weighted to the Design Team Selection and Relevent Experience
 - 22% was weighthd to Building Services, Pre- Construction Management, and Cost ManagementAHR had a weightred score of
 - 18% was weighted to Stakeholder Management, Environmental Sustainability, and Social Value
- 3.9 The results of the tender process and assocaiated comments are set out in Appendix A. Overall, AHR had a weighted score of 79.90%, Ellis Williams 76.00%, and Austin Smith Lord 74.39%. The cost ranges were £658k up to 758k
- 3.10 A similar process was run through Procure Partnerships for Project Management. Again, there were three applicants: Gardiner & Theobold, Ridge and Partners, and Currie and Brown. The scores were split
- 30% was on costs.
 - 40% was weighted to the Project Managment Team Selection and Relevent Experience.
 - 20% was weighted to Pre- Construction Management, and Cost Management.
 - 10% was weighted to Stakeholder Management.
- 3.11 The results of the tender process and assocaiated comments are set out in Appendix A. Overall, Gardiner and Theobold had a weighted score of 79.06%, Currie and Brown 79.00%, and Ridge and Partners 74.39%. The cost ranges were £155k up to £186k

4. Legal Implications

- 4.1 Legal and procurement have been involved in the re-procurement of the Contract.

5. Financial Implications

- 5.1 The tender sums are within the estimated budgets for the design and build of the project.

6. Strategic Purpose Implications

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Relevant Strategic Purpose

- 6.1 The Strategic purposes are included in the Council's Corporate Plan and guides the Council's approach to budget making ensuring we focus on the issues and what are most important for the borough and our communities. Our Financial monitoring and strategies are integrated within all our Strategic Purposes.

Climate Change Implications

- 6.2 The green thread runs through the Council plan. This includes risks linked to activities and actions that link to our climate.

7. Other Implications

Customer / Equalities and Diversity Implications

- 7.1 There are no direct equalities implications arising as a result of this report.

Operational Implications

- 7.2 Operational implications have been dealt with as part of the 2023/24 MTFP, quarterly monitoring and the Closedown process.

8. RISK MANAGEMENT

- 8.1 The financial stability and sustainability of the Council is a core underlying theme of the Council's Risk Management Strategy. This includes the delivery of these key projects. Each project has its own risk registers.

9. APPENDENCES

Appendix A – Tender Evaluation Results

10. BACKGROUND PAPERS

Redditch Town Centre Regeneration Business Cases - Executive June 2022
Redditch TIP Library Redevelopment business case – Executive October 2022

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