

Record of officer decision

Decision title:	To Appoint Mace Ltd through a professional services contract to complete RIBA stages 3+, 5,6 for Maylord Orchards development project							
Date of decision:	11 October 2022							
Decision maker:	Corporate Director Economy and Environment							
Authority for delegated decision:	<p>To accept and spend the development funding offered by the Hereford Stronger Towns Board in support of the proposed provision of a new library and learning resource centre in Maylord Orchards. To approve the commencement of the procurement of a project design team required to lead the technical development of the project.</p> <p>https://hc-modgov.herefordshire.gov.uk/ieDecisionDetails.aspx?ID=8464</p> <p>The Cabinet Member Commissioning, Procurement and Assets approved</p> <p>f) Authority is delegated to the Corporate Director Economy and Environment, in consultation with the Cabinet Member Commissioning, Procurement and Assets and the Section 151 Officer to take all operational decisions in connection with both projects , including the commitment of funds for required technical works, and to commence the procurement of contractors on a design and build basis for the Hereford Museum and Art Gallery and the Maylord Orchards Library and Learning Resources Centre projects.</p>							
Ward:	Central Ward							
Consultation:	Consultation has taken place with; Legal and Finance Services, Director of Community and Wellbeing, the Director of Economy and Environment, the Cabinet Member for Commissioning, Procurement and Assets, and the council's Deputy Section 151 officer.							
Decision made:	<p>Mace Ltd where commissioned through the NWCH Framework to take this project through the RIBA Stages 2-6 subject to call off through the NWCH Framework.</p> <p>To appoint Mace Ltd to Project Management, Cost Consultancy and Multi-disciplinary design services, excluding the role of Principal Designer, as detailed in the fee proposal document. This appointment covers RIBA Stage 3+ design services; the procurement of a Main Contractor for a JCT Design and Build contract and the Contract Administration of the Main Contract (RIBA 4-6) subject to a budget review at the end of each RIBA stage before commencing the next stage.</p> <p><u>Financial Summary:</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">RIBA Stage 3+</td> <td style="text-align: right;">£154,643.79</td> </tr> <tr> <td>RIBA Stage 4, 5, 6</td> <td style="text-align: right;">£252,410.27</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">£407,054.06</td> </tr> </table> <p>The above costs are accounted for within the overall project budget of £3.5m</p>		RIBA Stage 3+	£154,643.79	RIBA Stage 4, 5, 6	£252,410.27	Total	£407,054.06
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Reasons for decision:	The proposed £3.5m redevelopment of Maylord Orchards to create a new library and learning resource centre is a key project in the Hereford Town Investment Plan. The project will establish a modern library service and Learning Resource Centre at the heart of the city, re-purposing a key area of Hereford in creating new reasons for people to visit and spend time and money across the centre as a							

	<p>whole. The Learning Resource Centre will provide facilities to enable local people to access the support they need to develop their skills, and access new employment opportunities such as the council's Adults and Community Learning Service.</p> <p>Following the decline in retail, accelerated through Covid 19, all towns and cities need to consider how they will regenerate and re-purpose creating new opportunities for trade, employment, living and studying. In creating a revitalised and vibrant city centre, a key focus of the Hereford Town Investment Plan is developing a refocused mixed use offer focused on learning and culture. The new library and Learning Resource Centre is a key part of this strategy. Two other complimentary proposed projects that may also be located in Maylord Orchards will further enhance the cultural and educational offer, creating a local hub (being led by Powerhouse and Rural Media separately).</p> <p>In order to meet the required Stronger Towns Funding deadlines and to keep the project progressing a range of technical support is required. To date the council has commissioned Mace Ltd to lead a design team through RIBA Stages 2, and 3. Further technical works are required to finalise the design, seek planning approval, to procure contractors and implement the project.</p> <p>Subject to this decision, the council intends to procure in accordance with the Contract Procedure Rules a specialist Project Management and design team to lead the phased development of the project including the completion of RIBA stage 2, planning application stage (RIBA stage 3), procurement of a contractor (RIBA stage 4) and the implementation and handover of the building (RIBA Stages 5/6) on a call off basis.</p>
<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>a) There is a small risk that the tight budget controls may not be realised but this is mitigated by the project being managed through the council's corporate senior project management structure where budget monitoring is happening throughout the life of the project.</p> <p>b) If the council decides not to take this decision then there is a High chance of delay to the project's programme which may result in the council incurring additional cost and reputational damage as a learning centre resource and new library location would not be delivered as originally proposed.</p> <p>c) If this work is not commissioned then it will cause further delay to this project and others and reputational risk as there is high stakeholder interest in the Maylord Orchards building with an obligation to make speedy decisions which can be communicated effectively to interested parties.</p> <p>d) Council administrative resources required to complete the anticipated number of Record of Officer decisions will have a negative impact so this decision provides an opportunity to reduce the impact on the council's resources internally.</p> <p>e) There is a risk that elements of the work will be abortive if funding is not allocated for a subsequent works towards completing a full business case.</p>
<p>Details of any alternative options considered and rejected:</p>	<p>The council could choose not to commission Mace Ltd to continue to take this project through the remaining RIBA Stages. However, this would mean we would be unable to meet the Stronger towns funding deadlines, and would put the project at risk of not being progressed.</p>
<p>Details of any declarations of interest made:</p>	<p>None</p>

I am an officer delegated to make the decision

Signed:

Print Name: Ross Cook

Job Title: Corporate Director Economy and Environment