

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	6 th October 2010
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	City Garden Project - timetable for key decisions and arrangements for short-listing design proposals
REPORT NUMBER:	EPI/10/240

1. PURPOSE OF REPORT

To inform Council of the timetable for key decisions and arrangements for short-listing design proposals, relating to the City Garden Project.

2. RECOMMENDATION(S)

- i.) To note the timetable for key decision points of the City Garden project
- ii.) To note the proposed arrangements for short-listing design proposals relating to the City Garden project

3. FINANCIAL IMPLICATIONS

The Council's stated position, with regard to the City Gardens Project, is that they will make no financial contribution to the project. Consequently, there is unlikely to be any State Aid implications associated with the project. If there are any State Aid implications, these are most likely to arise in connection with lease arrangements pertaining to any Council controlled land that will be needed for the development. This will therefore be investigated, in some detail, before creating the Special Purpose Vehicle that will take the project forward into the planning and construction phases.

Apart from the input of Officers time the timetable relative to the project's key decision points, and the arrangements for short-listing design proposals, will have no financial impact on the Council.

4. OTHER IMPLICATIONS

Numerous legal, resource, personnel, property, sustainability, environmental, health and safety and/or policy implications and risks will inevitably need to be dealt with as the project progresses. These will become clearer as the work plan is progressed and will be flagged up to Council at the appropriate time.

5. BACKGROUND/MAIN ISSUES

Proposed Timetable

The anticipated timetable for the project's key decision points, in chronological order, is as follows:

Date	Description
28-09-10	Paper to Finance & resources outlining the steps involved in producing a TIF business case and explains the need for the production of an expanded TIF business case. This has been expanded at the request of Council Officers, to include additional development projects in the City Centre, which the Council would wish to see go ahead regardless of the City garden project.
11-11-10	Project Management Board (PMB) to approve short-list of community engagement contractors
11-11-10	PMB to approve short-list of design competition management companies
02-12-10	Paper to Finance & Resources detailing the resources that are required to project manage the City Gardens project, and undertake essential tasks, up to the point where a design has been selected and an SPV set up to take the project forward into the planning and construction phases
20-12-10	PMB to approve draft TIF Business Case Report
18-01-11	PMB to approve final selection of design competition management company
25-01-11	Council to sign contract to appoint community engagement contractor (100% of costs to be reimbursed from private sector stakeholders)
10-02-11	PMB to approve final selection of community engagement contractor
17-02-11	Council to sign contract to appoint design competition management company (100% of costs to be reimbursed from private sector stakeholders)
01-04-11	PIT to agree competition guidelines and the Request for Proposals documentation, prepared by the Competition Manager
07-04-11	PMB to approve final TIF Business Case Report, following up to three months negotiations with Scottish Futures Trust (SFT)
27-04-11	Paper to Council requesting approval of final TIF Business Case Report support for its formal submission to SFT
27-04-11	Paper to Council outlining the situation with regard to land ownership and other rights (e.g. air rights above the road and railway), which may need to be acquired to deliver the project

27-04-11	Paper to Council seeking approval of the SPV's project business plan, approval to lease Council Land to the SPV and permission for the SPV to take the project forward, subject to approval of the final detailed design scheme.
24-08-11	PIT and PMB to agree short-list of design teams and design proposals/options
24-08-11 to 05-10-11	Short-listed design proposals subjected to public scrutiny
08-11-11	PMB to approve selected design team and preferred design option
14-12-11	Paper to Council, asking for approval of the selected design team and their preferred design option.
22-03-12	PMB agree final sign-off of the detailed, fully-costed design scheme
16-05-12	Paper to Council indicating who the likely key operators/tenants within the proposed scheme will be and asking for approval of the final, detailed, fully-costed design scheme and the proposed funding package (including TIF funding element)
17-05-12	SPV takes scheme forward into the planning process
18-04-14	SPV take project forward into construction and operating phases

Design Proposal short-listing process

The design process is to be managed by an independent, professional design competition management company that is selected following a full tendering process according to EU procurement regulations.

The company that wins the tender for this role will, most likely, be a specialist competition management company (as opposed to a firm of architects etc.), although they may work with a recognized professional body such as the Royal Institute of British Architects (RIBA).

Once selected, the Design Competition Management Contractor (DCMC) will immediately prepare a brief for the competition. This brief will be approved by the Project Management Board, before being issued as a public tender, again under full EU procurement regulations.

The process to be followed, thereafter, will largely be determined by the DCMC, based on their knowledge and expertise in running similar competitions elsewhere.

However, the most likely process will be as follows;

- Initial expressions of interest will be sought from suitably qualified design teams. These initial expressions of interest will be assessed, using a Pre-Qualification Questionnaire (PQQ) designed by the DCMC, and a short-list of up to six candidates will be selected.

- The short-listed candidates will then be issued with a detailed tender dossier, setting out exactly what is required of them. This will invite them to submit fairly detailed design schemes for the project, including plans, scale models, 3D computer images and supporting artwork. One of the conditions attached to the competition will be that any scheme that is submitted must be capable of being delivered for a maximum budget of £140 million. Schemes that cost more than this will be excluded from consideration.
- Whilst potential design teams are working on their submission, the DCMC will establish a selection committee to help assess the merits of each submission, from a professional and technical viewpoint. It is likely that this selection panel will also include representatives from the local community and other stakeholders.
- After submissions have been received, the models and other visual information will be put on public display and the public will be asked to participate in a consultation exercise to determine which proposal is most favoured by the general public.
- In parallel with this process the selection committee will also assess each of the schemes.
- Upon completion of the public consultation phase, the results of this exercise will be collated by the DCMC and factored into the selection committee's overall assessment of the various bids.
- At the end of the competition process, the DCMC will produce a report commenting on the various proposals and indicating the selection committee's preferred design scheme.
- This report will then be submitted to the PMB for their approval and, thereafter submitted to Council, to obtain their approval for the preferred scheme.

The need to comply with EU procurement regulations and the need to fully involve the public and various stakeholders in this process means that it is likely to be 14 December 2011 before this report is submitted to Council.

Assuming Council approve the preferred option, the Design Team will be formally appointed and given another 4 months to prepare detailed, fully costed plans for the scheme.

The final, fully-costed design scheme will then be brought back to Council, on 16 May 2012, for final approval. Should this approval be forthcoming, the plans will thereafter be handed over to the SPV charged with taking them through the planning process.

6. IMPACT

Corporate

This project is seen as a critical project with regard to the future attractiveness, vitality and connectivity of the City Centre and links to both the **Single Outcome Agreement** and **Community Plan 2008**, which outline a vision for Aberdeen City which wealthier, greener and safer and delivers the following National Outcome's:

- 1 We live in a Scotland that is the most attractive place for doing business in Europe
- 2 We realise our full economic potential with more and better employment opportunities for our people
- 10 We live in well-designed, sustainable places where we are able to access the amenities and services
- 12 We value and enjoy our built and natural environment and enhance it for future generations.
- 13 We take pride in a strong, fair and inclusive national identity
- 15 Our public services are high quality, continually improving, efficient and responsive to local people's needs.

The project also contributes to the City's **Vibrant, Dynamic & Forward Looking: policy document**, since a fully functioning and well utilised City Gardens represents a vital piece of social, cultural and leisure infrastructure that can contribute to the delivery of the Aberdeen City and Shire Economic Future's '**Building on Energy - An Economic Manifesto for Aberdeen City and Shire**'. This in turn supports the strategic vision of Aberdeen City and Shire, which is to be recognised as one of the most robust and resilient economies in Europe with a reputation for opportunity, enterprise and inventiveness that will attract and retain world-class talent of all ages.

Public

This report, like all reports pertaining to the City garden Project will be of interest to the general public, particularly to those people who oppose any type of development in Union Terrace Gardens.

It is also anticipated that the project will have a positive impact in terms of the Equalities and Human Rights Impact Assessment, as a direct result of linkages to the Economic Development theme of **Vibrant Dynamic and Forward Looking** and it's expected impact on the future sustainable development of the Aberdeen City and Shire economy, by making a major contribution to Aberdeen's business and social infrastructure that supports local businesses and provides a venue for major social, leisure and cultural events for all Aberdeen citizens.

7. BACKGROUND PAPERS

None applicable.

9. REPORT AUTHOR DETAILS

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