

Finance and Resources Committee

10.00am, Thursday, 8 September 2022

Appointment of Professional Services, George Street and the First New Town – from RIBA Stage 4 (Technical Design)

Executive/routine Wards Council Commitments	Executive City Centre
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1. Recommendations

- 1.1 It is recommended that Finance and Resources Committee:
- 1.1.1 Notes the previous commission approved by the Executive Director of Place to appoint Faithful & Gould Ltd (F&G) to support delivery of the Royal Institute of British Architects (RIBA) Stage 3 - Spatial Co-ordination of the George Street and First New Town Public Realm Improvement Project by utilising the Council's Professional Services Framework;
 - 1.1.2 Approves the retention of Faithful & Gould Ltd to provide RIBA Stage 4 - Technical Design professional services, commissioned through the Council's Professional Services Framework; and
 - 1.1.3 Notes that the RIBA Stage 4 -Technical Design process will only commence following progression through the end of RIBA Stage 3 gateway review process (September 2022).

Paul Lawrence

Executive Director of Place

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2. Executive Summary

- 2.1 This report proposes retention of Faithful & Gould Ltd to provide Royal Institute of British Architects (RIBA) Stage 4 -Technical Design professional services to support delivery of the George Street and First New Town public realm improvement project. The current RIBA Stage 3 commission is due to expire in September 2022 and to ensure continuity of the project programme it is proposed that Faithful & Gould Ltd are recommissioned via a direct award under the Council's Professional Services Framework.

3. Background

- 3.1 George Street and First New Town (GNT) is a public realm improvement project that forms a key component of the Edinburgh City Centre Transformation strategy and delivery plan. It seeks to deliver an exceptional street environment that is welcoming and accessible for all users. Proposals for the redesign of the GNT area follow several years of development, consultation and engagement to refine design objectives with residents, businesses and key stakeholders (including the local community council, heritage bodies, business representatives, walking, cycling and accessibility groups).
- 3.2 A set of fundamental design elements to deliver the transformational change objectives within the GNT area were detailed in a final Concept Design which was approved at the Transport and Environment Committee on [19 August 2021](#).
- 3.3 The Council commissioned Faithful & Gould Ltd (F&G), in August 2021, to provide RIBA Stage 3 professional services to specifically develop the approved concept design and production of a final operational plan. As the top ranked provider within Lot 11 – Multi-discipline Design Team Services of the Council's Professional Services Framework, a direct award was made by the Executive Director of Place, under Contract Standing Orders.

4. Main report

- 4.1 The conclusion of the RIBA Stage 3 design process is expected by August 2022. To meet the GNT project ambitious delivery programme, which targets construction commencing in 2024, there are major advantages to be gained by retaining F&G to provide Stage 4 -Technical Design Services, as detailed below:
- 4.1.1 The consultancy team have been performing to a high standard and their retention will provide continuity of service delivery and retain the inherent knowledge and expertise gained during delivery of the Stage 3 design process;
 - 4.1.2 During delivery of the RIBA Stage 3 design process, the team forged excellent working relationships with key internal and external stakeholders including Edinburgh World Heritage, Spokes, Living Streets and the Business Community. They have also gathered invaluable technical and project knowledge and expertise which is critical to ensuring successful delivery of future design processes and the construction of this key city centre transformation project;
 - 4.1.3 In delivering the design process, the team provided specialist skills and knowledge in the fields of Sustainability, Anti-terrorism/Hostile Vehicle risk assessment, Economic Impact Assessment, Woman's Safety and Landscaping. The continuation of these services will be essential during the delivery of the Stage 4 design processes;
 - 4.1.4 F&G have assembled a strong multi-disciplined project team that includes Project Management, Urban Designers, Design Engineers, Transport Planners, Economists, Quantity Surveyors, Landscape Architects and Heritage Consultants. Atkins Ltd will provide engineering, landscaping, transport and urban design services. Specialist landscape/heritage consultants, LDA, and communication/engagement consultants, Streets UK, who have both been involved in the project since RIBA Stage 2 - Concept Design, also form part of the project team; and
 - 4.1.5 By ensuring continuity in the design process, it will reduce the risk of abortive work, lost time and potentially increased cost should re-tendering of professional services be required. Any newly appointed team could take several months to familiarise themselves with the complexities of the project and establish effective relationships with key stakeholders, local businesses and residents.
- 4.2 RIBA Stage 4 is a critical stage in the delivery of the GNT project. As per previous design stages, continuous engagement with internal and external key stakeholders will continue, especially with regards to concluding any outstanding tasks, finalising detailed technical designs and operational matters. A key output of Stage 4 will be the final drawings, specifications and contract documentation in preparation for construction works to commence on site in 2024.

- 4.3 It is proposed to extend the current commission and re-appoint F&G to provide RIBA Stage 4 - Technical Design professional services. This new direct award would be made under the Council's Professional Services Framework.

5. Next Steps

- 5.1 Working in partnership with Commercial and Procurement Services, this report recommends a direct award via the Council's Professional Services Framework will be made to F&G for provision of RIBA Stage 4 - Technical Design professional services.
- 5.2 The new commission will only commence upon successful delivery of the RIBA Stage 3 design process including final "end of stage" gateway approval (September 2022).

6. Financial impact

- 6.1 Given the important historic character of George Street, the premier street in Edinburgh's First New Town, its unique Georgian architecture and high-profile location within a World Heritage Site, it is essential to ensure a high-quality public realm design is delivered. As such, the Council places quality as an overriding element of the successful delivery of the GNT public realm project and the direct award to F&G for Stage 4 design services will support this objective
- 6.2 As reported to Transport and Environment Committee on [12 September 2019](#), the GNT Design Project receives multi-year funding of up to £20m through Sustrans' Places for Everyone (PfE) programme; with 100% of the design and preconstruction costs being funded by the programme. There is therefore no impact on the Council's revenue or capital budgets.
- 6.3 F&G have prepared an "offer of service" which responds to the Council's brief for provision of RIBA Stage 4 professional services and the total estimated value of the work to be procured is £1.535m. The commission is expected to commence Autumn 2022 and to conclude end 2023.
- 6.4 These services are being procured through the Council's Professional Services Framework. This framework was subject to a full competitive tendering exercise, where F&G were the top ranked team (10 tender returns received) in Lot 11 – Multi Discipline Design Team Services, based on a 60% quality and 40% price evaluation criteria.

7. Stakeholder/Community Impact

- 7.1 The provision of RIBA Stage 4 technical professional services will continue to support extensive engagement with key stakeholder groups who are key to the successful delivery of the GNT public realm project.
- 7.2 As with all major Council contracts, a community benefit clause will be included in the final commission with F&G, aiming to secure benefits such as educational and training opportunities. For example, during the RIBA Stage 3 design process the team ran several “creative design” workshops for students from Drummond High School.
- 7.3 The project will create a significant number of construction jobs from 2024 onwards and, in turn, create opportunities for local suppliers and businesses
- 7.4 There are no equalities or sustainability impacts directly arising as a result of this report.

8. Background reading/external references

- 8.1 [George Street and First New Town Project Update](#) – Business Bulletin to 11 October 2019, Transport and Environment Committee.
- 8.2 [George Street and First New Town Project Update](#) - Business Bulletin to 12 September 2019, Transport and Environment Committee.
- 8.3 [Edinburgh City Centre Transformation \(ECCT\)](#) – Business Bulletin to 12 November 2020, Transport and Environment Committee.
- 8.4 [George Street and First New Town Public Realm Project](#) – Business Bulletin to 28 January 2021, Transport and Environment Committee.
- 8.5 [George Street and First New Town Project Update](#)– Report to 31 March 2020 Leadership Advisory Panel.
- 8.6 [George Street and First New Town – Consultation and Design Development Update](#) Report to 16 May 2019, Transport and Environment Committee.
- 8.7 [George Street and First New Town Design Project Update](#) Report to 5 October 2017, Transport and Environment Committee.
- 8.8 [George Street Experimental Traffic Regulation Order, Concluding Report and Design Principles](#) report to 7 June 2016, Transport and Environment Committee.
- 8.9 [George Street and First New Town \(GNT\) Public Realm Project](#) – Business Bulletin to 22 April 2021 Transport and Environmental Committee.
- 8.10 [George Street and First New Town \(GNT\) Public Realm Project](#) – Business Bulletin to 17 June 2021, Transport and Environmental Committee.
[George Street and First New Town \(GNT – Final Concept Design and Operational Plan Update](#) – report to 19 August 2021, Transport and Environmental Committee.

9. Appendices

9.1 None.