

**REPORT OF LEAD MEMBER FOR PLANNING AND DEVELOPMENT SERVICES
AND LEAD MEMBER FOR ARTS AND LEISURE SERVICES**

TO: CABINET 28TH NOVEMBER 2000

HAROLD RILEY ARCHIVE

EXECUTIVE SUMMARY

The proposal to create the Harold Riley Archive in City Council premises at Albion Square, The Crescent has been under discussion for some time. The report sets out the current position and proposes a way forward which will see the establishment of the base for the Archive within the current financial year.

RECOMMENDATIONS

It is recommended that Cabinet:

1. Note the current position with regard to the proposed Harold Riley Archive
2. Note and approve the revised costs and financing of the project as set out within paragraph 4 of the report.
3. Approve the appointment of Benjamin Armitage Limited to undertake works to create the Harold Riley Archive.

REPORT TO CABINET 28TH NOVEMBER 2000

SUBJECT: HAROLD RILEY ARCHIVE

1.0 Purpose of Report

- 1.1 To update Cabinet as to the current position with regard to the proposed Harold Riley Archive.
- 1.2 To seek approval to the appointment of Benjamin Armitage Limited to undertake the works to create the Harold Riley Archive at buildings within Albion Place, The Crescent.
- 1.3 To seek approval to the revised costs associated with the project as set out within paragraph 4 of the report.

2.0 Recommendations

It is recommended that Cabinet:

- 2.1 Approve the appointment of Benjamin Armitage Limited to undertake works to create the Archive.
- 2.2 Note and approve the revised costs and financing of the project as set out within the report.
- 2.3 Approve, subject to the completion of legal formalities, the start of the project in mid December, including the temporary use of part of the View Point Gallery as a site office.

3.0 Background

- 3.1 The former Corporate Services, Arts and Leisure and Planning and Development Committees at their meetings on 7th September 1999, 25th August 1999 and 24th August 1999 respectively approved the establishment of the Harold Riley Archives at Albion Place.
- 3.2 The total estimated cost of the project at that time was approximately £300,000, including figures for the relocation of tenants and uses displaced by the proposals. A figure of £250,000 had been allocated from Capital Receipts for the creation of the Archives with a further figure of £30,000 understood to be available for ERDF monies. The resultant shortfall in budget was left for further discussions if required once more detailed figures were available.
- 3.3 Following detailed work by external consultants acting on behalf of Harold Riley a scheme for the Archives was produced and negotiations were subsequently held with the consultants preferred contractor G.F. Holding.

Unfortunately, the priced schedule received from G.F Holding was significantly in excess of the funds available for the scheme.

- 3.4 Follow a review of the scheme content and detail the revised works were put out to competitive tenders to eight companies as detailed below:

TENDERER	
1.	Benjamin Armitage Limited
2.	E.J. Henstock
3.	G.F.Holding
4.	G & J Seddon
5.	Hayvern Limited
6.	Thomas Barnes
7.	Thomas Winstanley & Son
8.	Maysand
TENDERS RECEIVED (£)	
1.	262,486
2.	338,758
3.	370,681
4.	352,962
5.	375,750
6.	289,111
7.	286,252.57
8.	293,247

- 3.5 Adam Bench Architects and Coope James and Associates acting on behalf of Harold Riley have evaluated the four lowest tenders received and recommended Tender number 8 as being the most suitable and acceptable tender. An analysis of the four lowest tenders on a like for like basis is detailed below.

Preliminaries	Holding	Winstanley	Barnes	Armitage
	38,600.00	26,735.00	42,3263.84	25,031.25
Demolition, Structural Alterations	3,625.00	1,098.00	4,000.00	583.50
Roof and Guttering	26,023.00	29,266.90	20,915.28	33,189.86
Exterior Masonry and Joinery Repairs	25,581.00	28,075.00	19,269.90	30,169.65
Interior Finishes	49,348.00	38,322.96	49,946.61	37,892.55
Internal Builder's Work	8,913.00	8,246.58	10,524.25	9,904.25
Soil, Drainage, Heating, H&C Water	22,500.00	21,500.00	23,500.00	22,866.91
Electrical/Telecom/Security/Fire	32,000.00	32,300.00	32,000.00	32,000.00
Landscape	26,970.00	26,671.53	25,491.52	24,000.37
Loose and Fitted Furniture	77,628.66	77,628.66	77,628.68	77,628.66
Contractor's Profit	21,961.00	21,000.00	Inc	Inc
Contingency Sum	6,000.00	6,000.00	6,000.00	6,000.00
Adjusted Totals £	339,149.66	317,654.63	311,513.06	299,247.00

Holdings figures have been adjusted to reflect the full scheme as their tender did not include for all the works. Of the remaining three tenders only Armitage have priced the joinery fittings in detail. Winstanley have omitted this section completely and Barnes have included a provisional sum of £15,000 (compared to Armitage and Holdings valuation of the fittings at around £30,000).

From this comparison the Consultants feel that the Armitage price while being increased to include omitted contingencies of £6,000 is the most competitive.

- 3.6 As the adjusted figure exceeds the allocated budget for the works the consultants have held further negotiations with Armitage to seek reductions to establish a contract sum which corresponds to the funds which are available.

3.7 The revisions to the scheme are therefore as follows:

Adjusted tender price	£299,247
Less Non Essential Repair Works	£31,228.43
Less Negotiated Reduction with Armitage	£24,073.62
Less Direct Contracts for I.T./Steel Cabinets/loose furniture	£47,742.94
Less adjustments to fees	£2,262.36
Revised 'Tender'	£193,939.65

3.8 The works are scheduled to commence in mid December and will be completed prior to the end of the financial year.

3.9 The premises will be occupied initially by way of a 5 year lease as previously approved and following an initial period of cataloging collections it is Mr Riley's intention to look to establish a trust to ensure the protection of the collections and artifacts put into the trust for display and retention in Salford.

3.10 Discussions have and will continue to take place to determine how the City and Mr Riley can work together to ensure maximum benefit from the Archives and to seek linkages between complementary projects such as Lifetimes.

4.0 Financial Information

The forecast total cost of the project is therefore as follows:

1.	Construction (as detailed above)	£193,939.65
2.	Fittings/I.T. Furniture	£47,742.94
3.	Essential Repairs	£4,444.95
4.	Fees (Consultants)	£36,000
5.	Planning/Building Control Fees	£1,762.36
6.	Costs to secure vacant possession of Archive Accommodation	£24,000
TOTAL COSTS		£303,444.95

The above cost to be financed as follows:

1.	Capital Receipts (previously identified)	£250,000
2.	ERDF	£25,000
3.	Slippage from Chapel Street CAPS Programme 2000/01	£25,000
4.	Contribution from Maintenance Budget	£4,444.95
		£304,444.95

5.0 Conclusion

5.1 The proposals contained within the report will enable the creation of the Harold Riley Archives project at Albion Square within the current financial year.

5.2 The development of the Archives will create an opportunity for public access to the collections and artifacts accumulated by Mr Riley both in the form of viewings on a prior appointment basis, and wider access through the development of Internet technology. In addition it is intended that part of the Archive will be a working artists studio.