

Bronte House and Fielding House Mini Tender Evaluation Criteria

The Bronte House and Fielding House mini-tender will be marked against the following criteria and weightings

Criteria	Weighting
Quality	60%
Price	40%

Evaluation of Quality Method Statements

Quality will be evaluated by reference to the 7 evaluation areas in Table 2 below. Each of the evaluation areas is broken down into the sub criteria headings. Each sub-criteria heading will be assessed out of 4, as per the Table 1 below, using the assessment points outlined in the Table 2 below.

Thereafter raw scores for each sub-criterion will be converted into a weight adjusted scores using the weightings in Table 2 below. The weight adjusted scores will be added together to determine the total score for quality. This quality score will be added to the pricing score to determine a final score.

Table 1 Spring Assessment

Score	Assessment
0	Totally unacceptable. Response supplied in method statement totally fails to grasp / reflect core issues and requirements.
1	Poor. Response supplied in method statement reflects a very limited understanding of core issues and requirements.
2	Acceptable. Response supplied in method statement reflects adequate understanding of core issues and requirements.
3	Good. Response supplied in method statement reflects good understanding of core issues and requirements.
4	Very good Response supplied in method statement reflects very good understanding of core issues and requirements.

Table 2 Evaluation Criteria

Evaluation Area	Council Requirement	Assessment Points	Weighting
Vision	Vision	To what extent does the Bidder's response show a comprehensive appreciation of the Council's aspiration for a quality neighbourhood with a positive contribution to and links to the wider South Kilburn Master Plan.	2%
Design Quality	Design Statement	<p>To what extent does the Bidder's Design Statement demonstrate the following:</p> <ol style="list-style-type: none"> 1. That the Bidder will deliver a high quality development, which aligns with the Council's aspirations for exemplar, award winning, high quality developments in South Kilburn? 2. That the Stage D Design and Specification will be built out to a high architectural quality, make a positive contribution to the streetscape, have a strong and positive presence on Kilburn Park Road and delivery quality frontages. 3. Include a design team and lead architect that will add real value in delivering high quality, award winning developments including ensuring that the integrity of the original design vision and intent is not lost and that the scheme is built-out to high architectural quality. 4. How is quality assurance guaranteed through the contractual relationship and governance arrangements between the developer and the contractor 5. A collaborative working approach to ensure the delivery of a high quality development. 	26%
Delivery of Housing Development	Project Programme	To what extent is the Project Programme realistic and appropriate and demonstrates how the Council's requirement, for Practical Completion by November 2016, will be achieved?	4%
	Funding Strategy	To what extent does the Bidder's Funding Strategy demonstrate a viable and deliverable source of funding and an ability to secure	4%

		additional resources other than HCA Grant Funding?	
	Demolition and Enabling Strategy	<p>To what extent is the Bidder's Demolition Enabling Strategy robust and deliverable and clearly demonstrates the following:</p> <ol style="list-style-type: none"> 1. how the Bidder will work in partnership with the Council; 2 how the Bidder will bring forward the enabling package specified to avoid time delay associated with the existing infrastructure on site (including the Fielding Mast) to ensure that Bronte House is demolished by spring 2014; and 3 how the Bidder will mitigate the impact of the enabling and demolition works on neighbouring developments. 	4%
Housing management, public realm and Neighborhood Management		<p>To what extent does the Bidder's Handover Strategy demonstrate the following:</p> <ol style="list-style-type: none"> 1 how the Bidder will support and add value to the Council's decant allocation process for both residents and leaseholders; and 2 how the Bidder will ensure residents' individual needs are addressed through the decant and handover process and disruption is minimised. 	4%
	Public Realm and Neighbourhood Management	<p>To what extent does the Bidder's Public Realm Strategy demonstrate the following:</p> <ol style="list-style-type: none"> 1. how the public square and link from Kilburn Park Road through to Cambridge Road will be built out to ensure it has its own identity which encourages enhanced ownership of place; 2. to what extent the public realm will be built out to high architectural quality; and 3. how the public realm will be managed and maintained to a high standard to create a high quality environment with a strong sense of place. 4.To what extent does the Bidder's submission demonstrate a robust Neighbourhood Management Strategy which will deliver a high quality management strategy regardless 	4%

		of tenure type creating community cohesion.	
Resident liaison	Resident liaison	<p>To what extent does the Bidder's Community Participation Strategy demonstrate the following:</p> <ol style="list-style-type: none"> 1. a realistic and appropriate community engagement strategy which delivers a high degree of involvement by residents in relation to the project; 2. a realistic and appropriate strategy for supporting the delivery of a coordinated community participation strategy across South Kilburn in partnership with key stakeholders; and <p>Realistic and appropriate strategy for engaging leaseholders and marketing the benefits of the fixed equity offer as specified in the tender.</p>	4%
Environmental Sustainability/Sustainable Communities	Sustainability Statement	<p>To what extent is the Bidder's Sustainability Statement realistic and appropriate and demonstrates the following:</p> <ol style="list-style-type: none"> 1. how the Bidder will support the Council in delivering a district wide energy system; 2. how the Bidder will work in partnership with an ESCO to implement a district wide energy system; 3. how the Bidder will inform and educate residents on the associated benefits of a district wide energy system; and 4. how the Bidder will provide assistance to residents to increase awareness of opportunities to reduce their carbon footprint in their homes. 	4%

Marketing & Sales	Branding & Marketing Strategy	To what extent does the Bidder's Branding & Marketing Strategy demonstrate how it will raise the value and profile of Kilburn? To what extent will the marketing strategy encourage owner occupation to support the creation of a mixed sustainable community?	4%
Total			60%

FINANCIAL EVALUATION

The highest bid will automatically receive 100% of the marks for the financial element. Other submissions will receive a percentage score based on how much lower their bid is in percentage terms than the most expensive. An example of how this will work in practice is set out below.

TENDER EVALUATION

	1	2	3
Base Bid	£100,000	£140,000	£120,000
TOTALS	£100,000	£140,000	£120,000
Variance From Highest Bid £	(£40,000)	£0	(£20,000)
% Variance From Highest Bid	-29%	0%	-14%
Inverted Score out of 100	71%	100%	86%
Scores out of 100 will then be weight adjusted:			
Total Score Out of 40% Price / Cost	28.4	40.0	34.4