

Mini Tender Evaluation Matrix

	Assessment Points	Weighting
Design	Clarity of masterplan design approach, in accordance with the Planning Statement for the Willesden Green Library Centre Site.	5
	Assessment of the design quality of the cultural centre, in accordance with the design and quality requirements and specifications as set out in the Design Brief.	5
	Design of the Cultural Centre as an independent stand alone building, with no development air rights above (i.e. no residential build over)	5
	Assessment of how the design of the cultural centre, in its layout, form and proposed material specification will create exciting, well connected spaces in accordance with the design and quality requirement set out in the Design Brief that enable the effective delivery of a wide range of services.	5
	Assessment of how the proposed design will create a high quality, sustainable sense of place. This should extend to the relationship between the cultural and enabling development and the quality, composition and layout of the residential development forming the setting for the cultural centre.	5
	Assessment of how the design of the Cultural Centre will deliver a building of high architectural quality and make a positive contribute to the streetscape, have a strong and positive presence on high road and deliver quality frontages.	5
	Assessment of how the design of the cultural centre, in both its layout and form will ensure access for all and deliver an inclusive design	5
	Understanding of how the conceptual design will be developed to deliver the Council's high quality design and performance standard objectives, in accordance with the Design Brief.	4
Sustainability	Realistic and appropriate energy strategy confirming how the energy demands across the site will be met and renewable energy measures incorporated.	
	Details of how the BREEAM Excellent requirements will be met.	
	Realistic and appropriate outline of how sustainability	

	<p>and the Mayor of London's and Brent Council's sustainability objectives will be met through the development.</p> <p>Completion of Brent Council's Environment &amp; Sustainability Questionnaire.</p>	5
Project Programme	Realistic and appropriate project programme which demonstrates how Brent Council's requirement, to have the cultural centre open and fully operational by Spring 2014, will be achieved.	4
Project Team	Project Team with experience and established good working relationships. Named project manager and key project personnel for the Willesden Green Redevelopment Project.	2
Risk Management	Realistic and appropriate project risk register for the Willesden Green Redevelopment Project. Detailed understanding of the key risks which may affect the delivery of the project and appropriate mitigating action identified.	2
Apprenticeship and Local Labour	Quantity, appropriateness and access to training and local labour opportunities for local people in line with Brent Council's objectives.	2
Community Engagement Strategy	<p>Appropriateness, approach and quality to meaningful engagement of Brent Council's diverse residents, community and key stakeholders throughout the lifecycle of the project.</p> <p>Quality and thoroughness of approach to Management and Stewardship of the Willesden Green Library Centre Site.</p>	4
Quality Assurance	Appropriateness and approach to working in partnership with Brent Council throughout the lifecycle of the project, clearly demonstrating how Brent Council will obtain a view of quality control of the Council Works and ownership of the Cultural Centre.	2
Financial proposals	<p>Robustness of assumptions for Council Works, to include robustness of assumptions for Client Specific Fit Out Items.</p> <p>Robustness of assumptions for Developer Works</p> <p>Overage</p> <p>Overall "Value" to Council.</p>	<p>14</p> <p>4</p> <p>2</p> <p>20</p>