

## FORM 2

### NOTICE OF DECISION OF CABINET MEMBER

Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1<sup>st</sup> December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to me, I have made the following decision:

<b>Subject</b>	<b>Decision</b>	<b>Reason for decision</b>	<b>Date for Decision to be taken</b>
The procurement of a multi-disciplinary design consultant to provide public realm design services including demolition and structural advice for the Bromsgrove Street and Crown House Future High Street Fund projects	The procurement exercise and the tender evaluation model contained in Section 4 of this report are approved  and  Delegated authority is granted to the Head of NWedR, in consultation with the Solicitor of the Council, the Head of Resources and the Cabinet Member for Economic Regeneration, Planning & Localism to evaluate the submissions received from the competitive tender process and to award the contract for design of the Bromsgrove Street and Crown House Future High Street Fund project.	To enable the appointment of a multi-disciplinary design within the delivery timeframe of the Future High Streets Fund programme.	27.04.2022

**FORM 2**

**I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.**

Dated: 27.04.22

Signed: ..... *H.E. Dyke* .....

Councillor: .....Helen Dyke .....  
Leader

## **WYRE FOREST DISTRICT COUNCIL**

### **Strong Leader Report**

**The procurement of a multi-disciplinary design consultant to provide public realm design services including demolition and structural advice for the Bromsgrove Street and Crown House Future High Street Fund projects**

<b>OPEN</b>	
<b>CONTACT OFFICER:</b>	Ostap Paparega, Head of NWedR
<b>DATE:</b>	21 April 2022
<b>APPENDICES:</b>	

#### **1. PURPOSE**

- 1.1 To seek Cabinet approval to enter into a procurement exercise for the design phase of the former Bromsgrove Street and Crown House Future High Street Fund project and to gain approval for the proposed evaluation criteria to be used within the specification, as per Paragraph 9 of the Contract Procedure Rules.
- 1.2 The report also seeks approval for delegated authority to be given to the Head of NWedR, in consultation with the Solicitor of the Council, Head of Resources and the Cabinet Member for Economic Regeneration, Planning & Localism to appoint consultants to undertake the project, following the evaluation of the competitive tender exercise.

#### **2. RECOMMENDATION**

**That the Leader:**

- 2.1 Approves the procurement exercise and the tender evaluation model contained in Section 4 of this report; and
- 2.2 Grants delegated authority to the Head of NWedR, in consultation with the Solicitor of the Council, the Head of Resources and the Cabinet Member for Economic Regeneration, Planning & Localism to evaluate the submissions received from the competitive tender process and to award the contract for design of the Bromsgrove Street and Crown House Future High Street Fund project.

#### **3. BACKGROUND**

- 3.1 At its meeting on 12<sup>th</sup> July 2016, Cabinet approved a new vision and preferred development option for the Kidderminster Eastern Gateway area (now known as Lion Fields) as part of an overall Development Framework. The

Development Framework is intended to guide and inform the comprehensive regeneration of the Lion Fields site.

- 3.2 The Development Framework splits the site up into six development parcels, which could come forward to the market in phases and independently of each other yet complementing each other to achieve the comprehensive redevelopment of the Lion Fields area as a whole. Cabinet agreed that the preferred development option for Lion Fields should be a mixed-use scheme, anchored by a multi-screen cinema complex, with restaurant/café units and a multi-storey car park with the remainder of the scheme including residential accommodation, retail units and a conversion of the former Magistrates Court into creative workspace.
- 3.3 The purpose of this report is purely in relation to what is known as Bromsgrove Street and Crown House, which is part of the Future High Streets Fund programme that includes the former Magistrates Court.
- 3.4 An integral part of the Future High Streets Fund is the strategic reconnection of the east and west sides of the town to rebalance the shift towards Weavers Wharf, to increase permeability through the town and to diversify the retail floor space concentration. A key element of this approach is the strategic acquisition and demolition of properties on Worcester Street to transform connectivity of the town on an east to west axis, from the former Magistrates Court and indoor market on Worcester Street across the former Glades leisure centre site and Bromsgrove Street carpark to the Bull Ring and from Worcester Street to Exchange Square outside the Town Hall. The demolished properties on Worcester Street will be re-purposed for improved public access as well as opening up potential redevelopment opportunities.
- 3.5 Given the above context and the viability issues associated with delivering the improved access links and redevelopment sites the Council have, sought to secure public sector support to realise the intended ambition. In that sense, the Council was awarded £20.5m in December 2020 from the Future High Streets Fund.
- 3.8 The Council now needs to secure further professional support to provide public realm design along with demolition and structural advice. This will require the procurement of a multi-disciplined design consultant.
- 3.9 The Council has access to the Crown Commercial Service framework to procure professional services which will be used to engage with the preferred consultant.
- 3.10 A Stage 1 expression of interest and shortlisting exercise has already been completed which included a capability assessment of interested consultants based on the following:

- Provision of 3 case studies demonstrating experience for public realm design, structural advice, and highway design
- Confirmation on proposed resources
- Confirmation how the services would be provided and whether sub-consultants would be proposed

Four framework consultants expressed an interest and were successful in passing the Stage 1 capability assessment. These consultants will be taken forward to Stage 2 which is the subject of this report.

- 3.11 A design scope has been prepared to secure a professional team and this scope will cover development of the concept and detail design through to delivery on site.
- 3.12 The evaluation criteria to be used to assess the responses to the tender opportunity require Member sign off with the proposed criteria identified in the next section for approval.
- 3.13 The Council will be advised and supported by Arcadis in their capacity as Project Manager separately appointed by the council.

#### 4. **EVALUATION CRITERIA AND SCORING METHODOLOGY**

- 4.1 The evaluation will be undertaken on a 70/30 split, with 70% of the marks being related to quality and 30% to price.

##### **Cost Assessment**

- 4.3 The Cost Assessment will be based on the tender returns and is worth 30% of the overall mark. The Bidder with the lowest tender price will score the maximum score of 30%. The other tenders will be scored pro rata as a percentage of their tender sum compared with the lowest tender.

##### **Quality Assessment**

- 4.4 All tenderers must:

Provide responses accompanied by, as a minimum, the following:

- Vision and aspiration for the concept design of Bromsgrove Street
- Vision and aspiration for the concept design of Crown House
- Design commentary of the consultants' understanding of the vision and aspiration

- Design commentary of the consultants' approach to design and methodology
- Commentary on the consultants' approach to community and stakeholder management
- Commentary on how the consultant will drive innovation in sustainability
- Commentary on how the consultant will support the Council in meeting their Social Value commitments

4.5 The Council reserves the right to hold a clarification meeting should one be required. The submissions will be assessed based on the following quality criteria:

<b>Criteria</b>	<b>Weighting</b>
Vision and aspiration for the concept design for Bromsgrove Street	20%
Vision and aspiration for the concept design for Crown House	20%
Design commentary of the consultants' understanding of the vision and aspiration	5%
Design commentary of the consultants' approach to design and methodology	10%
Commentary on the consultants' approach to community and stakeholder management	5%
Commentary on how the consultant will drive innovation in sustainability	5%
Commentary on how the consultant will support the Council in meeting their Social Value commitments	5%

4.6 The following matrix illustrates how response to questions will be assessed. The scores for each question will be used to calculate a percentage weighting based on the percentage weightings listed above.

<b>Performance</b>	<b>Judgement</b>	<b>Score</b>
Exceeds all expectations	Exceptional	10
Exceeds almost all expectations	Outstanding	9
Exceeds most expectations	Very good	8
Above Expectations	Good	7
Slightly exceeds expectations	Fair	6

Meets expectations	Average	5
Satisfactory but below expectations	Below average	4
Below expectations	Poor	3
Well below expectations	Weak	2
Almost Unacceptable	Very Weak	1
Unacceptable		0

4.7 The quality score achieved via the above framework will be added to the financial score and a final decision made.

## **5. FINANCIAL IMPLICATIONS**

5.1 The funding for this work is being provided from existing budgets and revenue funding that has already been secured through the Future High Streets Fund.

## **6. LEGAL AND POLICY IMPLICATIONS**

6.1 Given that the value of the contract could exceed £175,000, Cabinet approval is required for the procurement and evaluation criteria, as outlined in paragraph 9 of the Contract Procedure Rules.

6.2 The successful contractor will be required to enter into a formal contract prepared by the Solicitor to the Council.

## **7. CONCLUSION**

7.1 Due to the value of the contract proposed, authorisation is required for the proposed evaluation model that will be used to assess the tenders. This model has been provided in section 4 of this report.

7.2 The successful appointment of a suitably qualified consultant team will allow for work to continue in relation to the re-imagination of this part of Kidderminster Town Centre. This is in line with the Council's bid to the Future High Streets Fund

## **8. RISK MANAGEMENT**

8.1 A Project Board has already been established to oversee the next stages of the Future High Streets Fund Bid. The appointed professional team will be required to report into the Project Board to ensure that the work is delivered in line with the specification included within the brief.

## **9. EQUALITY IMPACT NEEDS ASSESSMENT**

**9.1** This report relates solely to the procurement of a consultant to provide professional support in relation to the delivery of designs relating to the development of the Bromsgrove Street and Crown House sites in Kidderminster. The fundamental principles of no discrimination and transparency relate to all procurement exercises; there is no requirement for an Equality Impact Assessment

## **10. CONSULTEES**

- CLT

## **11. BACKGROUND PAPERS**

- ReWyre Initiative: A Prospectus for Regenerating Kidderminster, September 2009
- Kidderminster Central Area Action Plan, July 2014
- Kidderminster Eastern Gateway, Delivery Framework, July 2016