

CABINET

13 January 2016

STATION APPROACH PROJECT UPDATE

REPORT OF CORPORATE DIRECTOR

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RECENT REFERENCES:

CAB 2702 – Station Approach, Winchester – 6 July 2015

CAB 2716 – Station Approach Design Brief – 17 September 2015

EXECUTIVE SUMMARY:

This report provides an update for Members on the Station Approach project. The Design Jury have been confirmed and five architectural firms have been short listed to bid for the contract. However since these were confirmed Feilden Clegg Bradley Studios LLP have withdrawn their bid, stating that they had won another project within their group and were therefore unable to resource the Winchester project at the level required to complete the competition scheme design to a level of quality that it deserves.

The project timescale has been adjusted to allow further time for bidders to submit their Best and Final Offers, therefore the Jury's recommendation will be submitted to Cabinet on 19 May 2016.

RECOMMENDATIONS:

- 1 That Cabinet note progress to date with the Station Approach project.

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### STATION APPROACH PROJECT - UPDATE

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#### DETAIL:

##### 1 Introduction

- 1.1 Following Cabinet's approval on 6 July 2015 to run a Design Competition to explore a range of design solutions for the Station Approach area, design teams were invited to express interest and submit pre-qualification questionnaires (PQQ) to participate in an EU compliant procurement exercise. A total of twenty two PQQs were received by the Council and assessed by senior officers, a representative from Hampshire County Council and by Tina Frost, an RIBA Client Adviser who has been appointed to assist the Council with the competition process. A shortlist of five firms were invited to tender for the contract to create an overarching allocation of uses to Station Approach area, a Public Realm Strategy and a detailed design proposal for the Carfax site in the first instance.
- 1.2 The Design Competition process requires the shortlisted teams to submit an outline solution for discussion during a competitive dialogue process which is undertaken to ensure their proposal reflects the Council's requirements in terms of viability and design as set out in the Brief and other supporting documentation. This process will be supported by the RIBA Client Advisor and involve the Portfolio Holder for Estates and senior Council officers covering a range of expertise, including: transport planning, parking, engineering, and urban design. Following the dialogue, bidders will submit their Best and Final Offers (BAFOs).
- 1.3 The BAFOs will first be assessed by a team including officers and external Cost Consultants and Valuers to ensure that the scheme meets the requirements of the Design Brief as well as the viability criteria (20% return on cost) which acts as a benchmark to ensure that any proposed designs are likely to be capable of implementation, whether by the Council or another developer. Submissions which pass this initial assessment will then proceed to the Design Jury who will assess the bids according to design criteria. Each participant that submits an entry to the Design Contest will be awarded an honorarium of £15,000.
- 1.4 The scores from both stages will be added together to determine the overall winning bid. This will then be reported to Cabinet and it will be for Cabinet to decide if it wishes to progress the designs to the planning stage.

## 2 Shortlist of architectural teams

2.1 Following review by the team detailed in 1.1, the following firms were shortlisted to participate in the Design Competition:

- Aedas RHWL, London
- Design Engine Architects LTD, Winchester
- Feilden Clegg Bradley Studios LLP, Bath
- Grimshaw Architects LLP, London
- Hopkins Architects Partnership LLP, London

2.2 Subsequent to the list being finalised, Feilden Clegg Bradley Studios LLP withdrew their bid, stating that they had won another project within their group and were therefore unable to resource the Winchester project at the level required to complete the competition scheme design to a level of quality that it deserves.

2.3 The remaining shortlist reflects a good range of high calibre local, national and international firms. The strength of the short list has been welcomed by the City of Winchester Trust and officers are confident that in light of the quality of relevant experience that the architectural firms have, the winning bidder will be able to develop a scheme fitting of Winchester and its aspirations.

## 3 Confirmed members of the Design Jury

3.1 In order to secure confidence in the competition process, officers have sought to secure a credible Jury, comprising members with a range of skills and experience, as well as a range of perspectives and local knowledge. The following has been confirmed as the Station Approach Design Jury:

- Derek Latham – Architect, Chair
- Cindy Walters - Architect
- Bob Wallbridge – Architect, Hampshire County Council
- Keith Leaman - City of Winchester Trust
- Cllr Liz Hutchison - City Councillor for St Paul Ward
- Cllr Rob Humby - City Councillor for Owslebury & Curdridge
- Cllr Caroline Dibden – City Councillor for Droxford, Soberton & Hambleton (replacing Cllr Barry Lipscomb who was unable to meet within the revised timescale as per para. 5.1)
- John Hearn - Urban Designer and Town Planner
- Ben Clifton - Strategic Transport, Hampshire County Council

#### 4 Appointment of Cost Consultant and Valuer

4.1 As explained above, in order to have their work considered by the Jury, the Council needs to be satisfied that the proposals would be able to demonstrate a 20% return on cost. The purpose of this hurdle is to ensure that the successful design is likely to be capable of implementation. During the Competitive Dialogue the design teams will have access to valuation and cost advice. External advisors have been appointed to provide this advice following a procurement exercise. Vail Williams will provide valuation advice and Mace will provide cost advice. The awards were made on the basis of experience, availability and cost.

4.2 The bids received for cost consultancy were:

- £10,500
- £12,000
- £17,500
- £42,360
- Did not return
- Did not return

The lowest tenderer did not have recent experience of the working on projects of a similar scale and type as the development proposed on the Carfax Site and was unlikely to be available on all of the dates. The second bidder had significant experience of the scale of work proposed and was available on the dates required. Consequently the work was awarded to Mace in the sum of £12,000.

4.3 The following bids were received for valuation consultancy:

- £24,500
- £31,675
- £47,000
- £135,000
- Did not return

All of the valuation consultancies had experience of work of the scale and nature proposed for the Carfax site and were available when required. The work was therefore awarded to the lowest bidder, Vail Williams.

#### 5 Revised project timescale

5.1 Due to the complexities of the design competition and the approval timetable, and to help to achieve the best possible outcome, the Project Board (after consultation with the Leader and relevant Portfolio holders) have agreed to extend the project timescale, thereby increasing the time shortlisted bidders have to develop their proposals. This now means that Cabinet will be considering the recommendation of the Design Jury and the Competitive Dialogue team on 19 May 2016, rather than the original planned date of 29

March 2016. The Design Jury will now be sitting during the week commencing 25 April 2016, with the public exhibition of the designs taking place in the week beginning 9 May. The extended timescale allows for further time to be allocated to the competitive dialogue process, which is key to ensuring bidders understand the Design Brief and are fully aligned with the Council's objectives. This extension will also allow for decision making to be undertaken outside of the 'purdah' period of the City Council elections.

#### OTHER CONSIDERATIONS:

##### 6. COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 6.1 "Prepare for proposed future development of Carfax and Cattlemarket sites in Winchester ('Station Approach), with a view to generating high specification business premises in the centre of the City" is a key action in the Leader's Portfolio Plan 2015/16, and will directly contribute to the Council's aim to support the local economy.

##### 7 RESOURCE IMPLICATIONS:

- 7.1 A total revenue budget of £150,000 has been allocated in 2015/16 to fund the necessary technical and legal work required to support the process. Cabinet also agreed a further £95,000 funded from the Major Investment Reserve at their meeting in September 2015 to meet the costs of running the Design Competition including honoraria for shortlisted bidders and Design Jury member expenses.

##### 8 RISK MANAGEMENT ISSUES

- 8.1 The key risk management issue to be considered as part of this report is to ensure that the Council follows the procurement legislation in relation to this procurement and ensuring that an acceptable number and range of firms are maintained on the shortlist for review by the Design Jury.
- 8.2 The risk that was previously identified in CAB2176 that no architects bid for the contract has now been removed from the risk register.
- 8.3 The project's risk assessment can be found at Appendix 1.

#### BACKGROUND DOCUMENTS:

None

#### APPENDICES:

Appendix 1 – Risk Register