

CWR DRAFT SQ Technical Questions

Section 6	Technical and Professional Ability
	<p>This section will be scored in accordance with the scoring criteria set out at the end of this document.</p> <p>A consortium Bidder should provide a consolidated response ensuring that the relevant input of its constituent members is addressed within that consolidated response.</p> <p>Bidders should state how their chosen case studies/experience relate to the particulars of this opportunity and the Council’s objectives as more particularly described in the Development Brief.</p> <p>Bidders should address each of the specific requirements detailed in the questions below, including clear and comprehensive relevant supporting information and evidence.</p> <p>Responses to the questions under Section 6 <u>must</u> be given by way of individual separate documents using the ‘SQ Response Template’</p> <p>Bidders can use the same case study as evidence for more than one area but must tailor the response to ensure it demonstrates experience of the specific requirements of each question. The introduction and overview of a case study need not be repeated for each question and bidders can refer to the relevant question / para in their response to avoid duplication.</p> <p>For each case study referenced, Bidders should name the main professional consultant team used and organisational structure. This could include: planning, master-planning, design, public realm, sustainability, cost consultancy/multi-disciplinary, community engagement and transport and infrastructure. Please note this is separate to the word limit for each question.</p> <p>Please note the word limits for each question below. Any words submitted that exceed the maximum number stated will not be considered as part of the evaluation. Responses should be submitted in Ariel font size 11 point.</p>
Question number	Question
6.1	<p>Collaborative Working (15%)</p> <p>In no more than 2,000 words, please demonstrate, with reference to up to three case studies which are current or have been completed within the past five years, evidence of your participation in partnerships to facilitate the delivery of mixed-use development projects.</p>

Section 6	Technical and Professional Ability
	<p>Your answer should address the following requirements:</p> <ul style="list-style-type: none"> • previous involvement in long term partnerships with public sector organisations to deliver mixed-use development projects, with local authorities where possible, and describing how conflicts due to opposing views, objectives or priorities were mitigated; • previous experience of bringing together and then working with multiple local stakeholders, together with effective, transparent and frequent community engagement. <p>As part of the relevant supporting information and evidence requested, Bidders should provide two referees to support the case studies presented in response to this question. For clarity, a total of two referees are required, not two referees per case study. Referees are not included within the 2,000 word count.</p> <p><i>Each case study submitted in response to this question will not be evaluated in isolation. The Council will evaluate the answer as a whole in accordance with the scoring. As such, you do not need to address each of the specified requirements above in each of the case studies (if there is more than one referenced), although all of the requirements should be addressed within your answer.</i></p>
6.2	<p>Development Experience (20%)</p> <p>In no more than 2,000 words, please evidence, with reference to up to three case studies which are current or where phases have been completed within the past five years, your participation in master planning a mixed-use development, with a city/town centre regeneration focus if possible, as well as developing marketing, sale and letting strategy for those schemes.</p> <p>Your answer should address the following requirements:</p> <ul style="list-style-type: none"> • previous experience of delivering mixed-use town/city centre schemes on a phased (incremental) basis; • evidence of delivering meanwhile uses prior to development; • previous experience of assembling and managing a professional team delivering exemplary quality outcomes, including where working with more than one architectural practice; • experience of delivering development in a heritage setting with in - situ archaeology; • understanding of the global and UK real estate markets for residential, commercial and creative workspace, including the creation and execution of a marketing strategy for each of these; and • your approach to maximising social value during the development period (e.g. jobs, training, supply chain, meanwhile uses). <p><i>Each case study submitted in response to this question will not be evaluated in isolation. The Council will evaluate the answer as a whole in accordance with the scoring criteria. As such, you do not need to address each of the specified requirements above in each of the case studies (if there is more than one referenced), although all of the requirements should be addressed within your answer.</i></p>

Section 6	Technical and Professional Ability
6.3	<p>Long term placemaking (20%)</p> <p>In no more than 1,500 words, please demonstrate, with reference to up to three case studies which are current or that have been completed within the past five years, how you have successfully delivered projects with a strong placemaking agenda and long-term vision.</p> <p>Your answer should address the following requirements:</p> <ul style="list-style-type: none"> • evidence of successful delivery of exemplary ground floor spaces and public realm which is activated and curated; • experience of working with adjacent landowners to create a cohesive, permeable and attractive environment; • creation of long term social and financial value to the wider area through community initiatives or similar strategies; and • approach to the long-term management, activation and curation of a completed development including experience of sourcing and contracting with appropriate operators capable of curating varied tenants at different price-points. <p><i>Each case study submitted in response to this question will not be evaluated in isolation. The Council will evaluate the answer as a whole in accordance with the scoring criteria. As such, you do not need to address each of the specified requirements above in each of the case studies (if there is more than one referenced), although all of the requirements should be addressed within your answer.</i></p>
6.4	<p>Design and Planning Approach and Implementation (12.5%)</p> <p>In no more than 1,000 words, please demonstrate, with reference to up to three case studies which are current or that have been completed within the past five years, your approach to masterplanning and achieving planning consent.</p> <p>Your answer should address the following requirements:</p> <ul style="list-style-type: none"> • successfully working with defined planning frameworks (e.g. a Supplementary Planning Document (SPD) and Heritage Area) and obtaining planning permission for major mixed-use schemes. Your response should include how you worked up any masterplan and subsequent detailed phases, and how you addressed planning challenges; and • effective approach to the preservation of archaeology; and • successfully progressing and concluding Section 106 agreement negotiation. <p><i>Each case study submitted in response to this question will not be evaluated in isolation. The Council will evaluate the answer as a whole in accordance with the scoring criteria. As such, you do not need to address each of the specified requirements above in each of the case studies (if there is more than one referenced), although all of the requirements should be addressed within your answer.</i></p>
6.5	Sustainability (12.5%)

Section 6	Technical and Professional Ability
	<p>In no more than 1,500 words, please demonstrate, with reference to up to three case studies which are current or that have been completed within the past five years, your approach to sustainability and the delivery of sustainable developments.</p> <p>Your answer should address the following requirements:</p> <ul style="list-style-type: none"> • evidence your track record of delivering net zero carbon development or where you have delivered development which exceeds regulatory requirements from a sustainability perspective. This should include how you set, monitored and delivered the sustainability standard and if possible, evidence the 'in use' performance outcomes; • your approach to delivering and measuring social value; • previous experience of bringing sustainable design, construction and technical innovation to developments; and • your approach to delivering sustainable transport infrastructure. <p><i>Each case study submitted in response to this question will not be evaluated in isolation. The Council will evaluate the answer as a whole in accordance with the scoring criteria. As such, you do not need to address each of the specified requirements above in each of the case studies (if there is more than one referenced), although all of the requirements should be addressed within your answer.</i></p>
6.6	<p>Capital and Financing (10%)</p> <p>In no more than 1,000 words, please demonstrate, with reference to up to three case studies which are current or that have been completed within the past five years, how you have accessed and secured capital and/or financing to fund similar projects to this opportunity.</p> <p>Your answer should address the following requirements:</p> <ul style="list-style-type: none"> • similar projects where finance has been sourced; • track record with funding partners; • approach to securing funding; • type of funding secured; and • management of funding over the lifecycle of projects. <p><i>Each case study submitted in response to this question will not be evaluated in isolation. The Council will evaluate the answer as a whole in accordance with the scoring criteria. As such, you do not need to address each of the specified requirements above in each of the case studies (if there is more than one referenced), although all of the requirements should be addressed within your answer.</i></p>
6.7	<p>Management of Construction Delivery (10%)</p> <p>In no more than 1,000 words, please demonstrate, with reference to up to three case studies which are current or that have been completed within the past five years, how you have managed the procurement of construction and supply chains for similar projects to the opportunity.</p>

Section 6	Technical and Professional Ability
	<p>Your answer should address the following requirements:</p> <ul style="list-style-type: none"> • experience in different forms of procurement and approach to risk and quality management; • experience of managing supply chains to ensure high quality output and standards are maintained; • effective cost management and contingency planning; • minimising long-term costs over the lifecycle of projects; and • managing health, wellbeing and safety of subcontractors. <p><i>Each case study submitted in response to this question will not be evaluated in isolation. The Council will evaluate the answer as a whole in accordance with the scoring criteria set. As such, you do not need to address each of the specified requirements above in each of the case studies (if there is more than one referenced), although all of the requirements should be addressed within your answer.</i></p>

Scoring Q6.1 - Q6.7 (Section Six - Technical and Professional Ability);

Weighted questions will be evaluated in line with the below scoring criteria:

Score	Description
0	<p>Unanswered -</p> <p>The response fails to meet any or the majority of the minimum requirements as set out in the question.</p> <p>The response lacks relevant supporting information and evidence in relation to those minimum requirements which are addressed.</p> <p>Submissions which receive a '0 - Unanswered' <u>will not be considered further.</u></p>
2	<p>Not at required level -</p> <p>The response meets the majority of the minimum requirements as set out within the question but with isolated reservations or omissions.</p> <p>The response lacks relevant supporting information and evidence in relation to some of the minimum requirements which are addressed.</p>
5	<p>Satisfactory -</p> <p>The response meets the minimum requirements as set out within the question.</p>

	<p>The response provides a satisfactory degree of relevant supporting information and evidence in relation to each of the minimum requirements.</p>
<p>8</p>	<p>Good -</p> <p>The response meets and in some cases exceeds the minimum requirements as set out within the question.</p> <p>The response provides detailed relevant supporting information and evidence in relation to each of the minimum requirements.</p>
<p>10</p>	<p>Excellent -</p> <p>The response meets and in the majority of cases exceeds the minimum requirements as set out within the question.</p> <p>The response provides clear and comprehensive relevant supporting information and evidence in relation to each of the minimum requirements.</p>

DRAFT