

Section 10 Selection Criteria



Homes and Communities Agency together with Transforming Telford and the other key partners are seeking proposals from selected developers for the development of Site 1 Phase One, Telford Technology Park to include an enterprise centre managed workspace. The selected developer(s) would be responsible for the development, funding, ownership and operation of the enterprise centre along with development, funding, ownership of the managed workspace on the remaining land and the associated developments on that land.

It is essential that the PQQ document is fully completed as the information provided will be assessed on an overall pass or fail basis, whereby a fail will represent a major element of the information requirements missing. The right to seek clarification is reserved.

The additional information provided will be scored upon an assessment based upon information provided in respect of examples that reflect previously delivered schemes based upon the following criteria:

Expressions of Interest submitted by developers will be judged upon the following criteria:

a. Design – 20% of overall Score

- > A conceptual layout plan;
- > Overview of specification of the proposed accommodation;
- > Illustrative elevations.

b. Environmental Sustainability – 20% of overall Score

- > Statements as to how it is envisaged that the scheme proposes to comply with sustainability and environment considerations, including consideration as to quality and innovative requirements to attain the BREEAM rating of at least "Very Good" for the buildings.

Section 10

Selection Criteria (cont)



c. Delivery and Management – 20% of overall Score

- > To provide a brief description as to the operational management of the scheme with particular regard as to how the services and facilities required will be provided and managed and ideas as to intended partnerships/relationships and the promotion of linkages.
- > An overview of lettings management policy and a description of how it is proposed that the completed development shall be marketed and in particular to address the target market sectors for the occupation of the Enterprise Centre and other units provided on site with confirmation as to how High Technology business uses would be attracted to the centre.
- > Indicative Programme for overall delivery of the scheme.

d. Commercial Capability – 20% of overall Score

- > A statement and illustrations regarding the Company's history and experience in undertaking schemes of this nature will be required, particularly where the company has been involved in working in a partnership environment within a wider context of regeneration.

e. Meeting Partner Aspirations – 20% of overall Score

- > How the submission and proposals meet the Partner Organisations aspirations for the Site and Telford Technology Park overall.