

APPENDIX 1 – PROPOSED PROCUREMENT PROCESS (VIA PAGABO FRAMEWORK)

EXPRESSIONS OF INTEREST STAGE

- Issue of outline details of the opportunity
- Developers on the framework to indicate their intention to respond to the Further Competition documentation
- Estimated timeframe – 4 weeks

MINI COMPETITION

- High level feasibility analysis based on Cultural Heart sites (DCC owned)
- Competition brief will highlight the financial parameters and tools that the Council is able to contribute (e.g. land value, potential external funding from partners, using covenant strength). These parameters will be in line with the MTFP and subject to delegated approval.
- Proposal focused on:
 - Optimum uses, scale and phasing
 - Assessment of viability (for each phase/use)
 - Alternative investment/delivery models and associated costs (including development profit, fees and options for supporting viability)
 - Quality criteria including social value, collaboration approach, management resources, risk mitigation.
- Estimated timescales – 8 weeks (tender) + 4 weeks (evaluation)

PREFERRED BIDDER – STAGE ONE APPOINTMENT

- Further development of CHOC feasibility analysis
- Analysis/assessment of other potential development opportunities
- Agreed forward strategy and proposed contractual arrangements with DCC
- Individual development proposals and securing of Cabinet approvals
- Proposed timescales – 6 months

PREFERRED BIDDER - STAGE TWO APPOINTMENT

- Entering into delivery agreement
- Scheme development
- Delivery