

Procurement Criteria

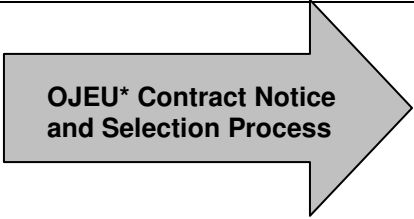
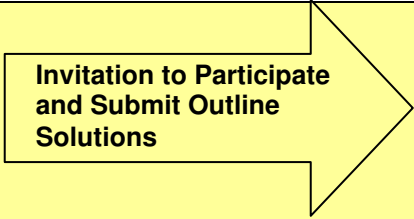
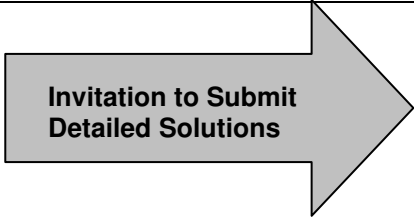
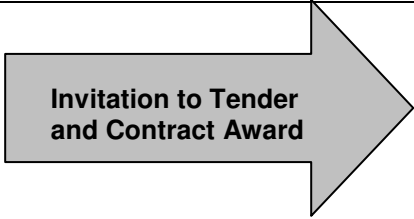
The council will consider applications on the basis of the Most Economically Advantageous Tender criteria being: -

- Financial – 40%
- Quality – 60%

Financial Criteria
Whole life cost
Capital cost
Financial ability to deliver

Quality Criteria	Description
Site assembly	The extent to which the bidder has control of an appropriate site sufficient to meet the council's needs.
Timescales	The extent to what the bidder can complete all work to enable the City of York Council to occupy the new premises by the end of 2012 or earlier.
Planning	The extent to which the bidder's development proposal is likely to achieve all necessary consents.
Buildability	The extent to which the building proposal is feasible in terms of cost and design.
Risk to delivery	The extent to which the bidder's proposals pose risks to the project, e.g. Archaeology, listed buildings, contamination.
Building efficiency	The extent to which the bidder's proposals meet council needs efficiently.
Customer facilities	The extent to which the customer facilities meet the brief and enable the council to, deliver its services and promote the customer first ethos exemplified by the easy@york programme and customer service strategy.
Accommodation	The extent to which the business and staff accommodation will meet the brief and effectively balance the needs of people, process and place.
Enhancement of built environment and public realm	The extent to which the bidder's proposal will deliver an outstanding example of office, urban and civic design.
Carbon saving	The extent to which the building will be carbon neutral. If not, the extent to which it can achieve the best possible reduction in carbon emissions.
Sustainability	The extent to which the design and construction of the building demonstrate sustainability, including sustainability in use To what extent will it support council targets and approach.

Timeline and Key Stages of the Competitive Dialogue Procurement Process

			
<p>Stage 1 Completed</p> <ul style="list-style-type: none"> • OJEU* contract notice published. • Pre-Qualification Questionnaire (PQQ) sent. • Selection of qualifying participants to participate in the competitive dialogue process 	<p>Stage 2 January – February 2009</p> <ul style="list-style-type: none"> • Invitation to participate and submit outline solutions. • Dialogue process • Return & evaluation of outline solutions • Notify successful bidders to be taken forward to Stage 3 	<p>Stage 3 March – May 2009</p> <ul style="list-style-type: none"> • Invitation to Submit Detailed Solutions • Dialogue process • Return & evaluation of Detailed Solutions • Close of dialogue • Notify successful bidders to be taken forward to Stage 4 	<p>Stage 4 June – September 2009</p> <ul style="list-style-type: none"> • Invitation to Tender • Period of clarification • Return of Tenders • Evaluation of Tenders • Recommendation made to Executive for approval of preferred developer solution • Award contract

**Official Journal*

