**Invitation to Tender for**

**Connected Places - Strategy and Delivery Plan for Wolverhampton City Centre**

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| Invitation to Participate in a Mini Competition |
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| **Project Name**: Preparation of a Connected Places Strategy and Delivery Plan for Wolverhampton City Centre **Date :** November 2015 |
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| 1. **Background**

Wolverhampton City Council is leading on the major regeneration of the City Centre. A number of significant development opportunities will be coming forward over the next 10-15 years.In July 2012 the City launched the City Centre Prospectus which set out the priorities and principles for taking forward the regeneration of the City Centre. The priority projects have been affirmed in the emerging Action Plan for the City Centre.Significant progress has been made on the delivery of regeneration in the City Centre. Wolverhampton Interchange is progressing with the construction of i10 underway. Demolition of the Steam Mill started on site in September 2015 as part of the enabling works for Wolverhampton Interchange, and the extension of the Multi-Storey car park will commence in December 2015. Interchange is critically important to the wider City Centre regeneration and the transport components are expected to complete in late 2018. The Council is bringing forward the regeneration of Westside with land assembly and decanting of uses from the site underway to make way for the regeneration of the area. This 6 acre opportunity will be brought forward to the market in October 2015.The University has invested in the City Centre through building a Science Facility building (The Rosalind Franklin Building) and new Wolverhampton Business School. A new Sainsbury store has been developed at Westside. In addition the first phases of the transport and movement works have been implemented. Marston’s are on site with the development of a new HQ office at Chapel Ash and the refurbishment of the former Sunbeam factory is in progress to form 115 apartments.The Council is preparing the refurbishment and extension to the Civic Halls and Local Growth Fund (LGF) has been awarded to lever the development of the Grand Theatre. Enabling works are underway at Southside, where the Council has acquired extensive landholdings. The first phase of land will be marketed in Spring 2016.Planning permission has been granted for the refurbishment of the Mander Centre which will see works start in January 2016. Tesco are in the process of selling the former Royal hospital site for redevelopment following the restoration of the shell of the Listed Building and the substantial clearance and remediation of the site.The University has acquired the former Springfield Brewery site to develop as an education and training hub which will see the development of a West Midlands Construction University Training College UTC which commenced on site in August 2015 and Elite Skill Manufacturing Centre. Along with Interchange these developments will kick-start the regeneration of the Canalside area. The development of a Strategic Regeneration Framework will be commissioned as a separate study for Canalside and a demonstration project is being developed to secure external funding for improved pedestrian linkages between Interchange and the Springfield Brewery site – Springfield Campus.The Council is also working with the University and Football Club to develop a Development Framework for the Molineux Quarter that will facilitate the development opportunities for the area, whilst improving the experience for pedestrians, visitors, enhance the green scape and rationalise car-parking in the area. This area experiences significant footfall and there is an opportunity to capture this to support the City Centre facilities and adding to its vitality.In addition the Council has commissioned a car parking strategy to support the regeneration proposals of the City Centre. Many of these regeneration opportunities sit within the ring road whilst several significant scale opportunities lie outside of the ring road eg. Canalside, Molineux Quarter and the Royal Hospital site.It is critical that these regeneration opportunities are linked together and are accessible by foot and cycling. It is important that the connectivity between these areas of the City not only functions well but is clearly legible and people feel safe. The City requires a quality of connecting space that is visually appealing and contributes to the amenity of the City Centre. An environment which is attractive to residents, visitors and businesses.1. **Objectives and context**

The objective of the commission is to produce a Connected Places strategy and delivery plan that will create a significantly improved public realm throughout the City Centre to support economic business activity , which will seek to align and complement existing strategies and initiatives referred to above. Each element of work should be produced in the context of;* The regeneration strategy for the City Centre
* Current and predicted economic, commercial and physical development and in particular the changing requirements over the coming years as the cityscape changes and development sites are brought forward for regeneration.
* Current and future desire lines and safe routes between key parts of the City Centre
* The work should advise on the importance of linkage between the future likely car parking facilities.
* Proposals for the improvements in vehicular and pedestrian links within and around the City Centre, including a review of existing signage and wayfinding with recommendations for improvement.
* Review of significant land marks of public art in respect of condition, significance and added value to the City Centre
* Review all existing and potential public event spaces and make recommendations for the provision of infrastructure, electricity, water, telecommunications and data ie. WI-FI

The review will be used to inform:**Planning policy,** particularly the publication and submission stages of the City Centre Area Action Plan (AAP) and will be published as a crucial part of the evidence. It will therefore be subject to public scrutiny.**Negotiations and dialogue with potential investors, developers and transport providers.** The provision of accessible, high quality public realm in the City Centre to support new uses needs to be delivered alongside any proposals that seek to enhance the visitor attractions in the City Centre, particularly for family entertainment and offer safer and easily accessible facilities nearby.**Any intervention required by the Council to work with the private sector to deliver the appropriate public realm to support regeneration in the City Centre.****Future funding bids**  e.g. Growth Deal Funding1. **Scope**

 It is proposed that the scope of the review will : 1. Analyse and detail economic intelligence and its implications for the design and function of City Centre public realm in relation to;
* Pedestrian movement within and around the City Centre identifying key lines of connectivity and linkages between existing spaces and destinations.
* Make an assessment of the quality and functionality of existing public realm spaces and routes, by providing a baseline audit.
* Business requirements for traffic movement and footfall particularly in respect of servicing needs.
* Identify key lines of future footfall movement in relation to new strategic development sites and open space / squares.
1. Summarise the strengths, weaknesses, opportunities and threats to dealing with an improved public realm in the City Centre. Particularly in relation to changing demands and opportunities from users.
2. Produce a vision statement which identifies principles and key deliverables supported by a set of strategic objectives and impact measures.
3. Produce a project development plan including key milestones, timescales, sequencing, delivery mechanisms and funding opportunities. To be developed in the context of existing strategies and commissions including the Molineux Quarter master planning, car parking strategy and Springfield brewery / Interchange European Regional Development Fund ERDF / LGFunding.
4. Produce a stakeholder engagement plan to ensure early consultation with City Centre businesses, residents and users, in line with the City Centre consultation protocol.
5. Develop a phased plan of public realm improvements. Themes to be covered to include;
* Access and connectivity (walking, cycling, public transport usage, parking)
* First impressions of the City ( visual appearance, welcoming, legibility, and way finding)
* Creation of new and improved public spaces
* Highway improvements, management and maintenance principles.
* Low carbon and greening
* Events and activities
* Safety and Security
* Functionality and condition of space
* Ensure that circulation between spaces is efficient and effective.
1. Develop a delivery strategy identifying the key components and phasing in relation to wider City Centre regeneration activity, partners, timescales, funding streams and mechanisms. This should indicate if there are opportunities to link with other development schemes coming forward or if there are critical areas where additional land is required.
2. **Key deliverables**
* Baseline report
* Strategy and vision
* Phased project delivery plan
1. **Reporting**

The appointed consultant will be required to attend an inception meeting at which the work programme and framework for the project will be confirmed and key baseline information discussed. The appointed consultant will also be required to attend regular progress meetings. The framework and strategy will be delivered through 3 stages of reporting as detailed below.The client for the commission will be the City Development Team within Wolverhampton City Council. The project manager for the commission will be:**Ruth Taylor****Development and Regeneration Officer****Place Directorate**1. **Programme**

Indicative timescales are as follows;

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| Consultants submission deadline | 11 Dec 2015 |
| Interviews ( if required) | 16/17 Dec 2015 |
| Appointment of consultants | 21 Dec 2015 |
| Inception meeting | w/c 4 Jan 2016 |
| Submission of stage 1(draft) - Review | February 2016 |
| Submission of Stage 2 (draft) –  | March 2016 |
| Submission of stage 3 (draft)- | April 2016 |
| Final draft report | April 2016 |
| Final report submission | April 2016 |

*The above dates are subject to change.*1. **The Services**

All necessary duties to achieve the deliverables.1. **Evaluation criteria**

The commission proposal should be no longer than 10 pages in total and should outline the following;**Understanding of the brief and requirements**Demonstrate a clear understanding of the requirements needed to undertake this study and the outputs which will be delivered.**Approach and methodology** Proposed scope and methodology to address this commission and detail how the commission will be managed identifying the lead consultant and project manager for the work, factoring in capacity and availability to meet timescales.**Knowledge and experience of the professional team (cite contract specific experiences)**Details of similar commissions which have previously been undertaken in terms of size and complexity should be provided including client contact details, details of your role and how that commission compares with that which you are proposing in Wolverhampton. Please also provide confirmation of the team you plan to use (including any external resources to your company) detailing relevant experience together with short CV’s for the key members of the team. **Ability to meet timescales, proposed programme**Programme for key stages of the commission.**Price / Value for money (based on fee proposal)**Fee proposal including a breakdown of fee rates for each member of the team including hourly rates and time to be spent on the commission by each member of the team.Your proposals which should be submitted as directed via Wolverhampton City Council’s Due North tendering portal (Pro-Contract) by no later than 11 December. Submissions should be clearly marked as follows:Proposal Submission for **Connected Places Strategy and Delivery Plan for Wolverhampton City Centre.**The submission will be assessed on the following basis: –

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|  | **Item** | **Weighting %** |
|  | Understanding of the brief and requirements | 20% |
|  | Approach and methodology  | 25% |
|  | Knowledge and experience of the professional team (cite contract specific experiences)  | 20% |
|  | Ability to meet timescales, proposed programme | 15% |
|  | Price / Value for money (based on fee proposal) | 20% |

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| Date response required by: 11 December 2015 |