

## Public Sector Hub Feasibility Study

### Introduction, Context & Objectives

As part of the West Midlands Combined Authority (WMCA) One Public Estate (OPE) programme City of Wolverhampton Council (CWC) are leading the development of a business case for the creation of a Public Sector Hub (PSH) on the Broad Street site in Wolverhampton City Centre, in close proximity to the new Wolverhampton Interchange, providing excellent access to rail, tram and bus transport for members of the public. The site is currently owned by the City of Wolverhampton Council and operates as a public car park. The proposal will include re-providing a 400-space multi-storey car park within the development.

Current proposals are to develop the PSH with a strong focus on health and medical services (Primary Care Centre) and to create a "Regional Medical Skills Centre" (RMSC). The site is expected to accommodate c200,000 sq. ft. of office space together with a multi-storey car park, some ground floor retail and c60,000 sq. ft. of residential accommodation.

Initial discussions with colleagues from a range of public partners including the Clinical Commissioning Group (CCG) and Royal Wolverhampton Trust (RWT) have already indicated a range of services that could be accommodated in the office provision. This includes customer facing services such as a walk-in GP surgery, a Healthy Living Pharmacy, crèche and gym as well as back office provision for a Primary Care Hub, sexual health services, drug and alcohol support services, phlebotomy services and diagnostics. Additional early ideas include dementia support (perhaps including a "dementia café") as well as a "Safe Haven" service provision. The University of Wolverhampton could also provide medical research capacity, justifying the designation as an RMSC. The ground level, in addition to a pharmacy, could provide retail which aligned with the PSH, perhaps focused on healthy eating/living products.

In parallel with this work CWC and CCG along with other partners are developing proposals for health focused hubs in other areas of the City.

The objective of this Feasibility Study is to support the partners to develop firm proposals for the development of the Broad Street site. These proposals should;

- include clarity of the opportunity to collaborate to improve and transform service provision in line with partners organisational goals
- maximise the value created through any proposed development
- maximise the opportunities for partners to release surplus sites
- set out the information required for each of the partners to secure buy-in through their respective governance processes
- set out a proposed approach to delivery and operation of the project, including consideration of funding, procurement and operation

### Outputs

The outputs from the study must include;

- An agreed schedule of accommodation for the development of the site which responds to the needs of all partners who commit to the project
- Plans, images and associated information which articulate a deliverable early concept design for the building which includes scale, massing and imagery to communicate the potential design concepts for the project.
- A draft proposed 'business plan' for the project, which demonstrates the anticipated income and expenditure to support the demonstration of the viability of the project through the development of business cases/board papers as needed by the project partners

- A proposal for delivery of the project, identifying the roles and responsibilities of the various partners and a governance approach which all partners can support.

### **Scope of service**

The selected provider will carry out a feasibility assessment with key partners on the identified site, which is a key site within Wolverhampton City centre. It is a requirement of the feasibility study to:

- Undertake engagement as necessary to understand, capture and agree more precise requirements of all partners, which would then feed into the size and design of the building.
- Undertake an assessment on local public owned assets which could potentially become surplus to requirements making savings on both capital and long-term revenue commitments for partners.
- Engage and interface as necessary with the ongoing work to develop health focused hubs for other areas of the City.
- Develop proposals which identify potential scope for the site, the size and nature of the building required.
- Identify any infrastructure, planning, and environmental factors that would impact on site development as well as proposals for mitigation and/or design or proposal responses to minimise their impact.
- Provide first stage drawings of a suitable development.
- Provide a set of options which details how funding could be aligned between partners, options for financial borrowing and identify any other funding available ensuring all public sector options are assessed. This should also include how the site and any building could be fairly and effectively managed and run with the possibility of multi-public sector users and funders involved.
- Produce outputs which support the further development of the project by partners and therefore be suitable for use with NHS England's Five Case Business Modelling, as it is likely to go on to support requests for funding from a range of public sector partners, including the NHS.

The appointed consultant will be responsible for the co-ordination of any consultants or sub-contractors involved in the assignment and any such services should be allowed for in the response.

Once appointed the selected candidate must be available to commence work to meet the timescales indicated within this Request for Quotation. You should indicate your proposed start date within your submission.

The consultant will be expected to include other specialists where skills are not available in-house. However, the Council will require a single point of contact and a single point of responsibility.

**Evaluation Criteria**

<b>Quality</b>	<b>70%</b>
1. Please demonstrate your experience of undertaking similar exercises and your understanding of the One Public Estate programme.	20%
2. Project Team & Organisation Structure - Please provide details of the proposed key staff proposed for the project team and organisation structure providing a statement on the role they would fulfil under the commission and provide a demonstration of their relevant experience and knowledge via provision of the appropriate CV's. Tenderers must also confirm how they will ensure that the individuals within the project team are retained throughout the duration of the project. No more than 6 CV's should be submitted, and each CV should be no more than 2 sides of A4.	15%
3. Methodology & Approach - Please detail your methodology and approach for the delivery of the services, demonstrating your understanding of the scope/specification and the outcomes required. The tenderer must include details of the following: 1) Key Challenges, 2) Any third-party interfaces during the project, 3) Key information required from the client at key stages within the process.	20%
4. Please provide your proposed programme for delivering the commission, please explain the reasoning for the timescales included within the programme, key milestones and identify key risks involved with meeting these targets.	15%
<b>Cost</b>	<b>30%</b>
5. Please provide your total fixed fee to deliver the scope of this commission. This should include resource breakdown which includes the total number of days input provided aligned to your programme and fixed fee.	30%
Please provide day rates which would be applicable to any potential extension of the scope.	Not scored – for information only

**Return of Tender**

Please ensure that your tender is returned via the e-tendering system [www.wolverhamptontenders.com](http://www.wolverhamptontenders.com) with all the requested information no later than 12 noon on 8<sup>th</sup> April 2019. Any late responses will not be accepted. Tenders shall be submitted on the basis that they shall remain open to be accepted wholly or in part by the Authority and shall not be withdrawn for a period of 90 days from the quote return date. If you have any queries throughout the tender period please direct these through the messaging function on the portal. Queries sent via email will not be accepted.