

## Stage 2 - Detailed Proposals

This stage enables the shortlisted development partners to develop and finalise proposals and delivery packages for final evaluation.

### Scoring Breakdown

The scoring breakdown for Stage 2 of the Forge Island Development Opportunity is set out in the table below.

Development Criteria	%
<b>Project Delivery</b>	<b>5%</b>
<b>Proposal</b>	<b>60%</b>
Development Proposal and Design Quality	40%
Timeline/Phasing	5%
Marketing, Letting and Sales Strategy	5%
Pre-let or end users	5%
Stewardship and management	5%
<b>Financial Proposal</b>	<b>20%</b>
Financial Development Appraisal	10%
Residual Land Value	5%
Funding Mechanism	5%
<b>Legal arrangements</b>	<b>15%</b>

### Bid Requirements

The bid requirements for Stage 2 of the Forge Island Development Opportunity are as follows.

Task	Requirement
<u>Section 1: Project Delivery</u> Project Management, Proposed Team Structure and Personnel & Added value	Up to 4 pages, with two page CVs for team members. Completion of relevant sections.
<u>Section 2: Proposal</u> Development Proposal and Design Quality  Timeline / Phasing  Marketing, Letting and Sales Strategy  Pre-let or end users  Stewardship and Management	Up to 10 pages of A4 narrative together with masterplan/design plans & visualisations.  Completion of Timeline / Phasing Table.  Up to 4 pages.  Completion of pre-let or end users section.  Completion of stewardship and management section
<u>Section 3: Financial Proposal</u> Financial Development Appraisal  Residual Land Value  Funding Mechanism	Financial Development Appraisal with associated evidence.  Completion of residual land value section  Completion of funding mechanism section.
<u>Section 4: Legal Submission</u>	Agreement with, or amendments required to, Agreement for Lease and Lease documents.