

MK:U

International
Design
Competition

Competition Conditions

DRAFT



© Malcolm Reading Consultants 2019

This document has been assembled by Malcolm Reading Consultants from research content and original content provided by Milton Keynes Council and Cranfield University. The combined content is intended for use only in the procurement process as described in this document. All material is provided in good faith but should not be considered as accurate or correct from the point of view of Statutory, Planning or Heritage regulations.

Malcolm Reading Consultants is an expert consultancy which specialises in managing design competitions to international standards and providing independent, strategic advice to clients with capital projects. With over twenty years' experience of projects, we are enthusiastic advocates of the power of design to create new perceptions and act as an inspiration.

Front cover images: © Luke Hayes / Malcolm Reading Consultants

Inside back cover image: © Andy Stagg

malcolmreading.com

T: +44 (0) 20 7831 2998

Contents

PART ONE	3
Introduction	4
Aims and Objectives	5
The Site	6
The Brief	9
Project Details	11
PART TWO	14
Competition Details	15
Anticipated Competition Programme	19
How to Enter	20
Submission Requirements	21
Evaluation Criteria	29
Appendices	33

DRAFT

PART ONE

DRAFT

Introduction

The *MK:U International Design Competition* is seeking an outstanding multidisciplinary design team to envision a masterplan and deliver the first phase of a new university for Milton Keynes.

MK:U is planned to be completed in three phases. Phase One, to be completed by 2023, will accommodate 5,000 students, with all three phases finished and 15,000 students accommodated within 15 years. The project demands exemplary skills in masterplanning, architecture, landscape and placemaking to deliver a project that matches the ambition of the brief.

It is expected that the University Quarter will establish a welcoming and outward-facing city centre presence that combines University facilities with public spaces and brings a 'buzz' to the public realm during both day and night.

During this stage of the competition, shortlisted teams are required to provide a masterplan and phase one concept design. Competitors are required to respond to the requirements and issues as outlined in the first stage document (the Search Statement) and this Competition Conditions document.

This competition is a rare opportunity to design and build a new university. The competition jury is looking for a team and concept equal to the challenge and will assess each of the schemes, interview the teams and recommend a winner.

The MK:U project is a joint partnership between Cranfield University and Milton Keynes Council (MKC). This competition is being managed on behalf of MKC and Cranfield University by Malcolm Reading Consultants (MRC).

Following the competition, the winning team will be expected to work with MK:U and project stakeholders to develop their design.

Part One of this document – and its related appendices – focuses on the outline design, programmatic and functional requirements; Part Two includes all information necessary to submit your design proposal.

competitions.malcolmreading.com/mku/

Aims and Objectives

MK:U's design needs to:

- Create an exemplary iconic physical presence for MK:U and showcase this new model University as: open, accessible, dynamic, technologically-focused, innovative, diverse, business-oriented and entrepreneurial.
- Achieve an outstanding synthesis of architecture, landscaping, public realm and student experience to set a new standard in university architecture and create a memorable destination for citizens.
- Reinvigorate Milton Keynes with exceptional placemaking and architecture that enhances the city's pioneering urban design and connection to nature, whilst affirming and supporting its developing identity as a 'Smart City' that welcomes the application of new technologies to citizens' lives.
- Establish a welcoming and outward-facing city centre University Quarter that mixes university facilities with public spaces, that brings a 'buzz' to the public realm during both day and night and encourages all users of Central Milton Keynes to enter the site in a secure way.
- Give students a highly-attractive, safe and sociable learning environment with excellent connectivity and flexibility that supports MK:U's ambitions for innovative teaching models, including industry-based learning.
- Affirm sustainable values – from design through to operations and use – achieving a near zero energy target, making design choices incorporating energy-saving, green technologies where possible, and respecting the natural environment.

The Site

The diagram below highlights the location for MK:U. The site is known as Block B4 and is approximately 10.1 hectares in size.

The site has a number of existing features that need to be considered in the design process. Details of these features are provided below:

- Two existing pedestrian underpasses (connecting to combined cycle and pedestrian paths known as redways) which provide access to the site from the residential neighbourhood of Oldbrook to its south. The overall masterplan for MK:U should allow for fully accessible pedestrian and cycle routes to lead from these underpasses through the site to a number of existing primary pedestrian crossing points. These are signified by the porte-cochère structures located along Avebury Boulevard to the north of the site. Other pedestrian crossing points include the signalled pedestrian crossing at the junction of Avebury Boulevard and Witan Gate to the northwest corner of the site.
- Vehicle access points to the site, particularly along Avebury Boulevard (and to a lesser extent Witan Gate), which have been established to coordinate with surrounding developments and in line with the CMK Classic Infrastructure (see Appendix A for further details).
- The site slopes from its northeast corner to its southwest corner, with a largely gradual and consistent drop of approximately seven metres across the site. Where the site borders Childs Way, there is a corridor (or buffer) of lower lying land, running approximately along the line of what would typically constitute the 'green frame' within the requirements of the CMK Classic Infrastructure.
- An existing primary city substation located on the site. It is not intended that this substation will be removed as part of the development of the site for MK:U. The existing underground cable route connects to the rear of the substation and then crosses and exits the site in a south-westerly direction.
- Due to its city-centre location the site is already linked into the city's network of services and infrastructure that were provided in order to facilitate future development. These services include, but are not limited to, foul water sewers, surface water sewers, high and low voltage cables, gas and water mains and telecoms ducts. Infrastructural elements – including street and pavement layouts and lamp columns – are also present in areas on site. These may be re-used, adapted, replaced or removed, depending on the specifics of the proposed masterplan and design concept.
- A combined heat and power station (CHP) is located approximately 400 metres northeast of Block B4, to the rear of the adjacent Hub development. It is anticipated that teams will consider options to link into this and highlight the sustainability benefits that this might entail.
- There is an operational surface parking lot located on site to the southwest, and a former surface parking lot to the northeast. These may be retained

for car parking as a meanwhile use – either in their current locations or elsewhere depending on the location and phasing of development on the site.

For a CAD plan, as well as available topographical and geological information for the site, please see Appendix B.

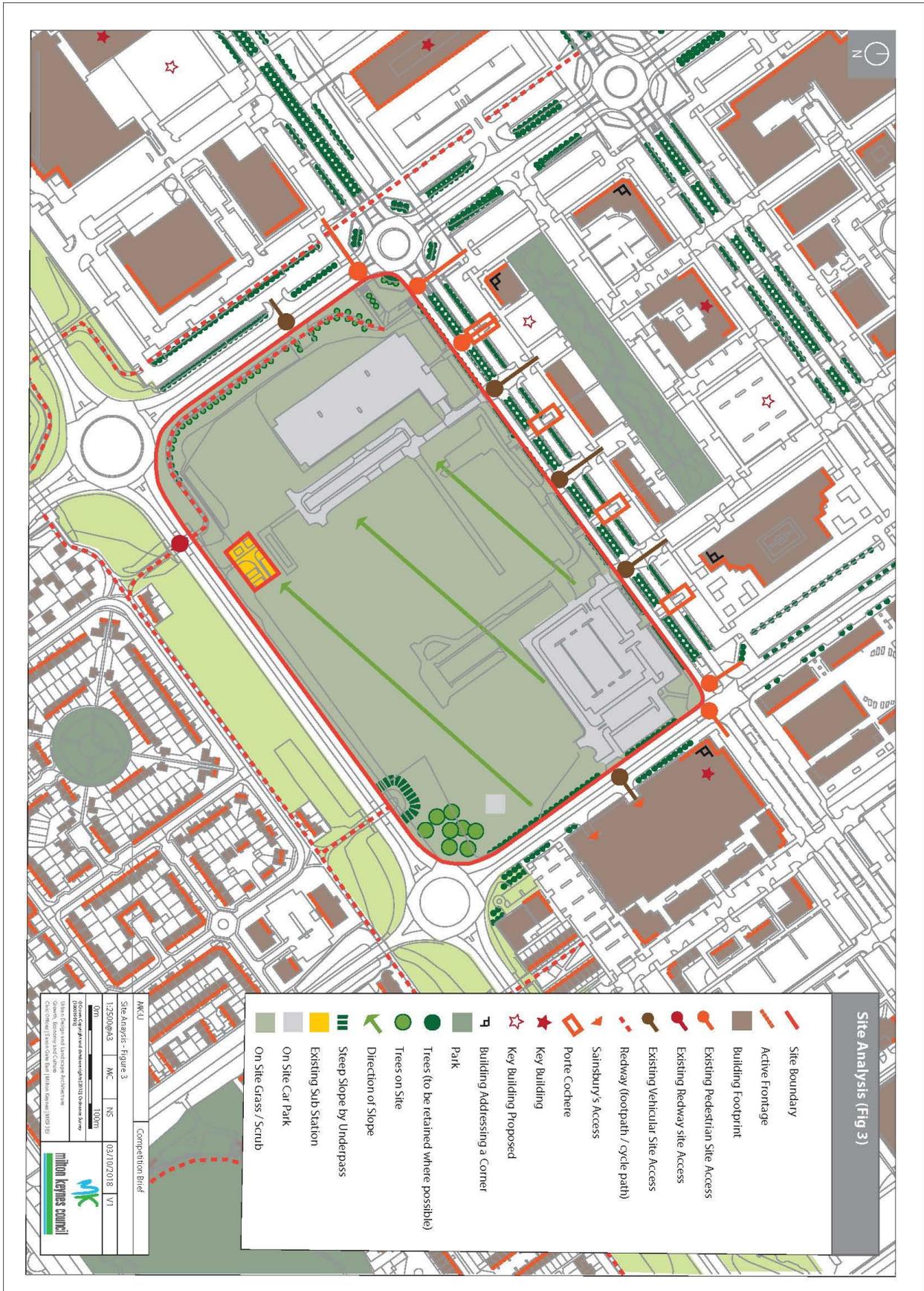
Block B4 is to accommodate all three phases of MK:U. Phase one is likely to cover 40% of the site, with phases two and three anticipated to be roughly equal in terms of site coverage.

The siting of the three phases within Block B4 is at the discretion of the competitor, although there is thought to be some benefit to beginning construction in the central band of the site for phase one and extending north-eastward and south-westward in the two subsequent phases.

Planning and design guidance for the site that is relevant to the development of the masterplan and concept design for phase one is summarised in the following section on the Brief, with detail provided in Appendix C.

For a Statement of Significance on Milton Keynes please also see Appendix D.

DRAFT



MK:U Site Location

The Brief

Two important briefing documents are appended to the Competition Conditions, and together constitute the brief for MK:U.

Appendix C is a document entitled *MK:U - Planning and Design Guidance*. This document has been prepared by MKC and was the subject of consultation with a range of invited stakeholders throughout autumn 2018. It is intended to inform the design competition, guiding competitors on relevant planning and design issues that affect any development of the site generally, and MK:U specifically. This document and its appendices cover all relevant national and local planning context and policy.

The *MK:U - Planning and Design Guidance* should be read in conjunction with all relevant planning documentation including, including the *CMK Alliance Plan 2026* (Appendix A).

Appendix E is the *MK:U Project Brief*. This sets out the academic model and organisational principles for the University, as well as its related spatial, design and outline technical requirements.

In summary MK:U, once complete, will support 15,000 students across approximately 164,920 sqm gross internal floor area. The University is to be delivered in three distinct phases, each phase delivering spaces and facilities that support growth in the MK:U student community of 5,000 per phase. Phase one is anticipated to deliver the largest quantum of space at 61,120 sqm, with each subsequent phase anticipated to deliver 51,900 sqm each.

The University will be organised around 'five learning pillars' all of which will be encompassed within three focal areas of academic activity:

- 1) Business and Entrepreneurship;
- 2) Design Thinking; and
- 3) Smart Cities, Robotics and Artificial Intelligence and Digital and Cyber.

Unique to phase one is the public-facing Forum Building, the central focal point and gathering place for the University. The Forum includes generous social and events spaces, central student support amenities and facilities that will provide a vital link between academia and industry – such as the innovation centre and ideation hub. A sports centre, with sports hall, gymnasias and activity studios, a 100-room hotel with hospitality and conferencing suites and the University's facilities management department are also anticipated to be included in the first phase. Phase one is completed with the provision of staff work and student study hub spaces (including some central administration), general and specialist teaching spaces and student residences.

Phases two and three are anticipated to provide an equal quantum and set of spaces, adding further provision of staff work and student study hub spaces, general and specialist teaching spaces and student residences to those also provided in phase one. Additionally – and anticipating future flexibility – further

central administration spaces are provided during these phases, replacing and/or complementing those provided in phase one (where some central administration spaces may be transformed in the later phases into pillar workspace and associated facilities).

The matrix below summarises the spatial requirements guidance for all three phases.

Space Type	Area (GIA sqm)		
	Phase One	Phase Two	Phase Three
Forum	7,950		
Staff Work and Student Study Hub	9,080*	14,380	14,380
Central Administration (decant)		1,280	1,280
General Teaching	8,630	8,630	8,630
Specialist Teaching	4,200	4,080	4,080
Sports	2,290**		
Hotel	3,450		
Residences	24,190	23,530	23,530
Facilities Management	1,330		
SUB-TOTALS	61,120	51,900	51,900
TOTAL	164,920		

**includes 900 sqm of central administration spaces.*

***anticipated as the complete sports provision for MK:U, but should be flexible enough to accommodate future change and growth.*

The international design competition – and the procurement process it forms – focuses on the phased masterplanning framework for MK:U, as well as the concept design for phase one.

Both Appendix C and E should be read in conjunction with this document – the Competition Conditions – as well as Part One of the Search Statement.

Project Details

Design Team Form of Contract

The contract for the design team is a modified version of Cranfield University's contracts for design consultants. This includes a deed of appointment (and related Schedules) between the client (MK:U Graduate Education Limited) and the lead designer and architect to deliver the full multi-disciplinary services. It also includes a deed of sub-consultant appointment (and related Schedules) for all other design team disciplines, to be entered in between the lead designer and architect (the consultant) and their design team (sub-consultants).

Please refer to the draft agreements in Appendix F.

Design Team Scope of Services

The multi-disciplinary design team is to provide the scope of services as described and included in the Schedules to the draft agreements (see Appendix F for details).

In summary, the winning team will be engaged to complete the phase one design to RIBA Work Stage Three (Developed Design), with an option to continue that engagement to Work Stage Four (Technical Design). There would then be a further option to novate to the appointed contractor at the end of Work Stage Four or to retain the design team client side for the duration of the Contract.

In advance of this is a brief development phase to test the Phase One design concept within a feasibility study.

The masterplan is to be developed to the equivalent of Work Stage Two (Concept Design) and will act as a supporting document for statutory and public consultations and statutory applications for the site.

The Pricing Matrix is included in Appendix G and the Form of Tender is in Appendix H. Together these documents form Part H of the submission requirements and these should be completed as part of your submission, considering the summary above and the detail included in Appendix F.

Design Team

For the purposes of this procurement process, the 'Design Team' shall refer to the following disciplines:

- Architect (and Lead Designer)
- Urban Designer / Masterplanner
- Landscape Architect
- Structural Engineer

- Civil Engineer and Utilities
- MEP (Services) Engineer
- Principal Designer
- BIM Lead
- Sustainability/BREEAM
- Lift/Vertical Transportation
- Fire Engineer
- Acoustic Engineer
- Façade Engineer
- Interior Designer
- IT/AV Consultant
- Catering Consultant
- Access Consultant
- Security Consultant
- Highways Consultant

These disciplines should be included in your response to this procurement process, including all relevant submittals.

Design Team Fees

The total Design Team fee allocated for the project, throughout all RIBA Work Stages and to cover all disciplines noted in the 'Design Team' section on page 11 above is 10% of the £188M construction cost budget set for phase one, and as summarised on page 13.

Competitors should note that the tender offer must be inclusive of all of the disciplines noted above and to cover the Scope of Services for all RIBA Work Stages as noted in Appendix F.

Project Procurement

It is anticipated that the project will be split into up to four construction contracts:

- 1) Site infrastructure, access routes and main on-site services and drainage distribution, common on-site roadways, paving and new site access junctions

- 2) Main academic and ancillary buildings including public realm and wider landscaping works
- 3) Student residences and sports
- 4) Hotel

The procurement strategy is based on a Design and Build route, with pre-tender design being advanced to a stage appropriate for the type of building, although the tender process could at this point be either single or two stage. The key procurement drivers will be cost and programme certainty, value for money and achievement of a quality appropriate for the type and function of the buildings.

Teams will need to consider two alternative methods of post-contract design completion. Either through novation of their services to the different building contractors, or by contractors providing their own design team to complete the design. The first will involve the Employer appointing separate compliance monitoring services and the second will involve the design team being retained to perform the compliance monitoring function for the Employer.

Budget Breakdown

The overall construction budget of phase one of MK:U is anticipated to be £188M. This includes the cost of the delivering the floorspace set out in the academic brief for phase one (61,120 sqm – see Appendix E for details), which equates to an average rate of £2,800 per sqm for the buildings only.

The £188M also covers the following:

- a) Site clearance, levelling and demolitions
- b) Building construction costs
- c) Wider site works including car parking, hard and soft landscaping and external features
- d) On-site infrastructure

This budget figure is exclusive of the following: VAT, client contingency, professional fees, FF&E and inflation.

Project Programme

The assumption is that Phase One will start on site during Q2 of 2021 and with completion by May 2023. Please refer to Appendix I for a detailed project programme.

PART TWO

DRAFT

Competition Details

The Client

The ultimate client for the project will be MK:U Graduate Education Limited, a company limited by guarantee which is a 100% owned subsidiary of Cranfield University.

International Design Competition

This competition is being run under the Restricted Procedure in accordance with EU procurement guidelines and the Public Contracts Regulations 2015. This competition has been advertised in the Official Journal of the European Union (OJEU).

The design competition is being funded and directed by MKC, with support from Cranfield University and the landowners, Milton Keynes Development Partnership (MKDP).

All costs incurred by competitors in the competition must be borne by the competitors. MRC, MK:U, Cranfield University, MKC and MKDP accepts no liability for any costs incurred irrespective of the outcome of the competition or if the competition is postponed or cancelled.

Competition Management

MKC has appointed Malcolm Reading Consultants (MRC), an independent expert organiser of design competitions with over twenty years' experience, to lead and manage the competition on behalf of MKC.

Deadline for Submissions

Tender submissions will be received up to **14:00 BST on Tuesday 4 June 2019**.

Please ensure that your response is submitted no later than the appointed time. MKC may not consider your submission if it is received after the deadline.

Queries and Correspondence

All enquiries relating to the competition should be addressed to MRC, the independent competition organisers appointed to manage the process.

During the competition, no contact should be made with MK:U, Cranfield University, MKC, MKDP or members of the competition jury, in respect of this competition. Failure to comply with this restriction may compromise your position within the competition.

Questions should be emailed to: mku@malcolmreading.com.

A question and answer log will be compiled and circulated to the designated team contact each week.

Questions received before 14:00 BST on a Wednesday will be addressed in the Q&A log circulated on a Friday.

Please note that telephone enquiries will not be accepted, and the latest date for submitting enquiries is **14:00 BST Wednesday 15 May 2019**.

Financial data

Any financial data provided must be submitted in, or converted into, Pound Sterling. Where official documents include financial data in a foreign currency, a Pound Sterling equivalent must be provided.

Language

The official language of the competition is English. All entries must be in English.

Insurance

MKC and MRC will take reasonable steps to protect and care for entries, but neither organisation will insure the proposals at any time. Competitors are urged to maintain a complete record of their full entries and be able to make this available at any time should adverse circumstances require this.

Deviations

Only submissions that meet the mandatory requirements as outlined in this document will be considered. Additional information or supplementary material, unless specifically called for in subsequent communication, will not be considered by the assessors.

Competition Conditions Clarifications

MKC may, at any time prior to the submission date, issue notifications to clarify points made in this Competition Conditions document (including its appendices). MRC shall notify all competitors of any such clarifications. If MRC issues any such clarifications to competitors during the second stage of the competition to clarify the interpretation to be placed on part of the documents, or to make any minor changes to them, such clarifications will form part of the Competition Conditions. The Q&A responses will also form clarifications to the Competition Conditions and should be considered by all competitors. Accordingly, all competitors will be deemed to have taken account of these in preparing their submission.

Site Visits, Photos and Drawings

A formal site visit is scheduled for early April 2019. Further details will be issued to shortlisted competitors in due course.

Conflict of Interest

Competitors are under a continued obligation during stage two of the competition to declare any actual, perceived or potential conflict of interest concerning the commercial, financial or other interests of MK:U, Cranfield University, MKC, MKDP

or members of the competition jury which may compromise the conduct of this procurement exercise and/or the performance of the contract.

MKC reserves the right to reject responses from applicants where a conflict of interest is viewed as affecting either or both of the conduct of this procurement and the performance of the contract. Competitors are under a continuing obligation to notify the competition organisers, MRC, if circumstances change during this procurement process and any statements given during this procurement process become untrue.

Additional team members added to shortlisted teams during stage two of the competition are required to declare any actual, perceived or potential conflicts of interest where requested in Q3.1(g) of the Selection Questionnaire.

Return of Competition Materials

All material which is submitted as part of your stage two response will be retained by MKC and will not be returned to participants.

Honorarium

An honorarium of £30,000 (excluding VAT) will be provided to each shortlisted team who submits a bona fide entry and attends an interview. No other payment of any kind will be made in respect of any costs associated with, or incurred in, the preparation and submission of any tender returns or as part of the tendering process.

Jury Interviews

The jury interviews are scheduled for early July 2019. The interviews will be held in Milton Keynes. Further details will be issued to shortlisted competitors at the appropriate time.

Competition Publicity and Exhibition

MRC, MKC and Cranfield University will be responsible for promoting the competition in relation to: a public exhibition (physical and online) of entries at stage two; any public and community engagement programme relating to the competition; the announcement of winners; and any other promotional activity deemed necessary or desirable as part of the competition.

Competitors are not to release information or designs to the public by any means, including social media, without prior consent from MRC.

MK:U, Cranfield University, MKC and MRC reserve the right to make use of all presentation materials submitted (at both stages of the competition) in any future publication about the competition.

Any use will be properly credited to the competitor and the competitor warrants that the material submitted comprises solely their own work or that of any member of a team submitting a response.

By submitting a tender the competitors hereby grant an irrevocable, non-exclusive, royalty free licence to MRC, MK:U, MKC and Cranfield University to publish, copy and use the tender submission or any part thereof (including, without prejudice to the foregoing, any submission materials) for any purpose except seeking consents and construction.

This non-exclusive licence is irrevocable, shall survive the competitor's exit from the tendering process, and is royalty-free. The ownership of copyright will be in accordance with the Copyright, Designs and Patents Act 1988.

Competition Documentation

None of the information in the *Search Statement* or in these *Competition Conditions* shall, pending formal execution of a contract, constitute a contract or part of a contract between MK:U and any competitor. No legal relationship or other obligation shall arise between any competitor and MK:U unless and until a contract has been formally executed in writing by MK:U and the winning competitor and any conditions precedent to the effectiveness of such documents have been fulfilled.

No Liability

MKC, MRC, Cranfield University and MK:U, and members of the competition jury have no liability arising from these Competition Conditions or other competition materials, including (to the extent permitted by law) in relation to:

- rights of the competitor or any associate regarding any alleged misrepresentation in the provision of information as part of the competition; and
- any competitor information, including proprietary or confidential information, designs or other entry material during its submission or at any time while in the possession of the competition organisers.

Anticipated Competition Programme

All dates 2019

Stage Two Launch	Late March
Shortlist Announced	Late March
Site Visit	Mid-April
Submission Deadline	14:00 BST Tuesday 4 June
Jury Interviews	Early July
Winner announced	Late July

DRAFT

How to Enter

Submissions should be made both digitally and physically. Details are outlined below.

Digital Submission

All parts of the submission must be submitted digitally. Please submit by email to: mku@malcolmreading.com, including a link to a file-transfer website.

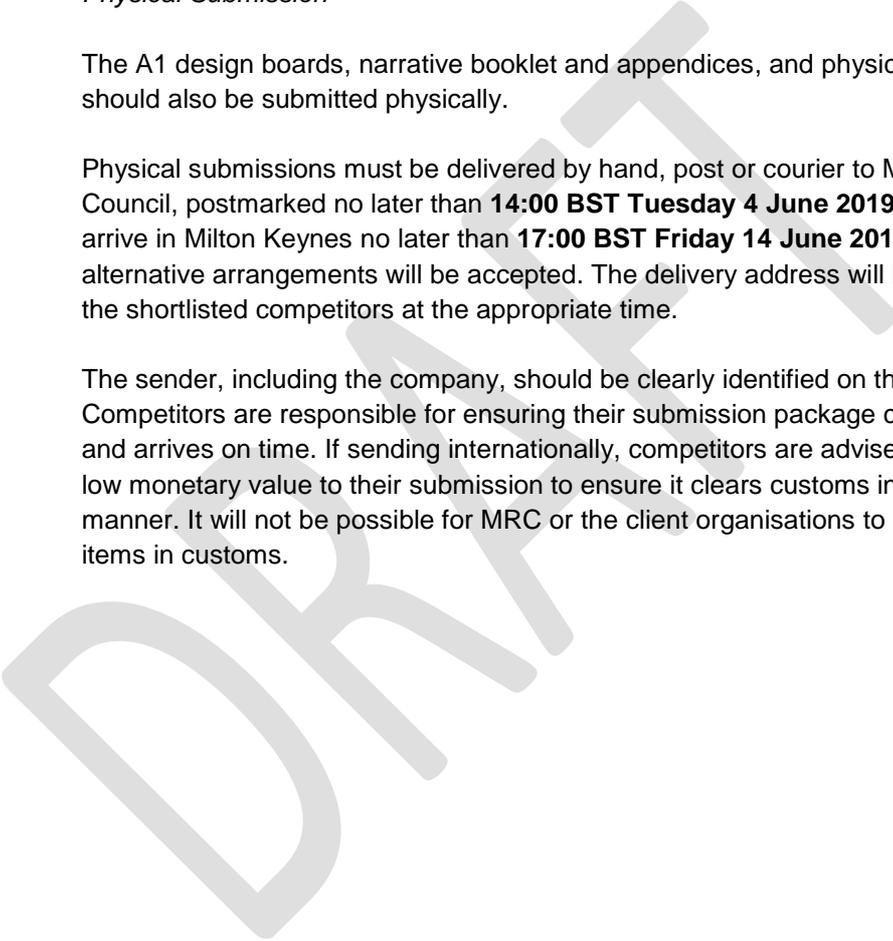
Digital files must be received on or before **14:00 BST Tuesday 4 June 2019**.

Physical Submission

The A1 design boards, narrative booklet and appendices, and physical model should also be submitted physically.

Physical submissions must be delivered by hand, post or courier to Milton Keynes Council, postmarked no later than **14:00 BST Tuesday 4 June 2019**, and must arrive in Milton Keynes no later than **17:00 BST Friday 14 June 2019**. No alternative arrangements will be accepted. The delivery address will be supplied to the shortlisted competitors at the appropriate time.

The sender, including the company, should be clearly identified on the package. Competitors are responsible for ensuring their submission package clears customs and arrives on time. If sending internationally, competitors are advised to assign a low monetary value to their submission to ensure it clears customs in a timely manner. It will not be possible for MRC or the client organisations to pay to release items in customs.



Submission Requirements

We want to engage your creativity, thinking and skill for design, analysis and explanation.

To channel your thinking and to help make the selection fair and rigorous, each competitor is required to make their submission in a series of presentation boards and an accompanying narrative booklet and appendices.

The boards should 'tell the story' and present the key ideas behind the submission. The booklet should provide analytical and narrative detail to support and expand on the information on the presentation boards.

Each competitor is required to address the questions below and overleaf in their response. Please answer all the questions and provide all the supplementary details required. Responses should be submitted in the format identified below. No other form of submission will be acceptable. Any or all of the submission materials may be used for publicity purposes.

Details regarding how to submit can be found on page 20. Please refer to the Evaluation Criteria section of this document for how the submissions will be evaluated and the scoring approach to be used.

Where a competitor departs from the requirements or is ambiguous, MK:U may, at its discretion seek clarification and/or further information from a competitor in relation to its submission; and/or reject a submission due to a failure to provide sufficient detail or adequate explanation.

Part A: Presentation Boards

2 x printed copies

1 x digital copy

All seven presentation boards should be submitted in A1 landscape format mounted on 5mm foam-board (or equivalent). Each of the seven boards should be given the specific titles noted below, and cover the information requested. Boards 1 and 2 focus on the Masterplan, Boards 3 to 6 on your phase one design proposal and Board 7 your design for the MK:U Forum.

1. Masterplan – Placemaking and Architectural and Landscape Quality

Set out your analysis and response to setting and context. Highlight your understanding of the University's vision, ambitions and objectives, and how this has translated into your approach to placemaking, identity and architectural and landscape quality.

Illustrate your masterplan for the MK:U University Quarter in its final envisioned form, occupying the whole of Block B4 (but ensuring that phase one is clearly identifiable). Show and summarise how your masterplan sits within, and is interrelated to, its urban and civic context; from the station in the west to Campbell Park in the east.

How is the masterplan intended to work from a placemaking and urban design perspective, including, but not limited to, its character, legibility, porosity, massing, scale and spatial diversity? Include how the masterplan presents a distinctive physical identity for the new University.

What is the experience and quality of the University Quarter in its building and landscape design? Illustrate your architectural and landscape design within the masterplan, including building mass and form, active frontages, signage and wayfinding, and lighting and street furniture.

The exact composition of Board 1 is at the discretion of the competitor. A selection of images is provided in Appendix J for competitors' use.

Your response to the wider context, sense of place and site. Your masterplan vision for MK:U and how it is experienced.

2. Masterplan – Usability, Performance and Feasibility

The entry, circulation, building and landscape design of your MK:U masterplan. What is the arrival and circulatory experience and quality of the University Quarter? Please set out your approach to entry and access to MK:U, and circulation once within the University Quarter. This should include different modes of access, as well as operational and logistical issues, such as deliveries and parking.

How is the masterplan intended to be used – operationally and logistically – and how does it perform functionally, environmentally and in terms of sustainability.

The flexibility and phasing of your masterplan. Set out your approach to the masterplan as a flexible framework to guide future development. How can the masterplan seamlessly accommodate future change over time? Clearly illustrate the three distinct phases of your masterplan for the University.

The exact composition of Board 2 is at the discretion of the competitor. A selection of images is provided in Appendix J for competitors' use.

Your proposal for the MK:U masterplan and how it is used, performs and adapts over time.

3. & 4. Phase One – Architectural and Landscape Quality

Highlight your understanding of MK:U's vision, ambitions and objectives – for career-based learning, a contemporary approach to pedagogy and its role in the cultural and social life of the city – and how this translates at the architectural scale in the design quality of your phase one buildings and spaces.

Use these boards to describe the quality, both internally and externally, of your architectural response to the brief for phase one of MK:U (and its related public realm). Set out your design proposal for the building, or buildings, how the design proposal is experienced and used and how it sits within its immediate landscape and public realm environment.

Use these boards to present the following:

- The view, or views of the phase one building(s) from an appropriate vantage point in the surrounding urban realm;
- The visual and arrival experience of phase one from outside and within the University Quarter – including inside/outside connectivity and the relationship with the surrounding urban realm, adjacent meanwhile uses (in advance of the delivery of future phases) and its immediate public realm and landscape design;
- The entrance and informal gathering and interaction space(s) within the building(s), including the social amenity focus of the building(s) (e.g. café, social learning spaces);
- Your vision and design for the buildings' spaces for learning, social learning, creating, doing and making; and
- Any other spaces that are central to your MK:U design concept.

The exact composition of Boards 3 and 4 is at the discretion of the competitor. A selection of images is provided in Appendix J for competitors' use.

Your proposal for the design of phase one and how it is experienced: appearance, scale and vision.

5. Phase One – Usability

Your spatial layout, and related functional adjacencies for phase one. Your analysis of, and response to, the operational and logistical requirements of phase one. This includes, but is not limited to, entry, access, circulation flows, servicing and deliveries, security and maintenance.

Your proposal for how the building(s) and space(s) are laid out, their spatial adjacencies and how the building(s) and space(s) would operate and function.

6. Phase One – Performance and Feasibility

Describe your approach to sustainability – in design, construction and use – and highlight the anticipated environmental and energy performance of the phase one proposal. Your proposed construction methodology for phase one. Illustrate the materiality and the finishes proposed.

The mechanics of the building(s) design. Your approach to how the design would be constructed, and how it would perform once in operation.

7. The MK:U Forum – Architectural Quality, Usability, Performance and Feasibility

Your design concept – both externally and internally – for the MK:U Forum. Present its appearance and spatial qualities, as well as its spatial layout and functional adjacencies. Describe the design's approach to sustainability, and highlight the anticipated environmental and energy performance of the

proposal. Set out your proposed construction methodology for the Forum, illustrating the materiality and finishes proposed.

Your proposal for the design of the MK:U Forum; its design, use, performance, materiality and construction.

Part B: Narrative Booklet

12 x printed copies

1 x digital copy

A Narrative Booklet in A3 (landscape) format should be submitted. The Narrative Booklet should go into greater narrative detail to support and supplement the information contained on Boards 1 to 7.

Your responses within the Narrative Booklet should cover the MK:U masterplan and phase one design (including the MK:U Forum) equally, where appropriate, but focus on the masterplan first and the phase one design second.

The Narrative Booklet should be limited to 50 sides and should be divided into six sections as follows (and responding to the specific questions set out, where appropriate):

- 1. Placemaking**
- 2. Architecture/Landscape Quality**
- 3. Usability**
- 4. Performance**

You should cover the following questions within your response to this section:

- A. Set out your approach to sustainability, including bio-diversity, environmental control and performance. How will the project be an exemplar of sustainability, in its masterplanning, architectural and landscape design, construction and use? How will your design look to maximise energy performance and minimise running costs?

- 5. Feasibility**

You should cover the following questions within your response to this section:

- B. Outline your approach to construction and project delivery, including construction logistics and phasing, given the particular constraints of the site and its context.
- C. Describe your design philosophy towards materiality and finishes.

- D. Demonstrate how your concept design can be delivered within the allocated budget.

6. Design Team

You should cover the following questions within your response to this section:

- E. Please provide a project organogram, highlighting the key individuals and organisations within each discipline proposed. Highlight the lead consultancy, and whether the relationships within the team (and to the client) change at any stage within the project (including how the executive team is integral to, and fully integrated into, the team and process). Please note where roles and responsibilities may change as the project proceeds.

Under this question also set out, in narrative, how the Design Team's input to the project will be managed and delivered throughout all the project stages. Please illustrate an outline project programme from inception through to completion, highlighting the project stages, as part of your answer to this question.

Describe how you will ensure that communications within the team, and with the client and its stakeholders and other consultants, will be effectively managed throughout the project.

Please confirm that the individuals as noted in your response to this question will be committed to the project from inception through to completion, as illustrated in your organogram above.

Note: *This tender is for the procurement of multidisciplinary design services (with exceptions noted below) as stated on pages 11-12. Please include all consultants deemed necessary for your delivery of these services.*

It is anticipated that cost consultancy, project management, wayfinding, employer's agent and town planning services will be procured separately by MK:U, under a separate tender process.

The team specified within your response to Question 6 should be committed to the project for the contract duration should you be successful in this competition.

- F. Set out how you propose to use modern design practices and processes, such as Building Information Modelling (BIM), throughout the whole project lifecycle.
- G. Describe your approach to statutory applications, including consultation with local planning authorities and other statutory bodies and engagement with other key project stakeholders.
- H. Cost control is essential to the success of the project. Describe how you will work to ensure that the evolving and completed design is

affordable and within the available budget. What processes and procedures will you adopt to ensure that project costs are continually monitored and managed?

- I. From your understanding of the brief please highlight five key risks and explain how you plan to manage and mitigate the effect of these risks throughout the design and construction process.

Sections 1 to 3 should cover the first 15 pages of the Narrative Booklet; Sections 4 to 6 the final 35 pages.

For the evaluation criteria please see pages 29-32.

Part C: Appendices to the Booklet

1 x digital copy only (individual files should not exceed 2 MB in size)

An appendix to the Narrative Booklet should be provided, including the following:

1. Completed area schedule (in A3 format) for your MK:U masterplan (broken down into the three phases).
2. A3 drawings of the following at recognisable (and noted) scales:
 - Masterplan, including landscape design, in its final envisioned form.
 - Masterplan phasing plan(s), clearly showing all three phases.
 - Key plans, sections and elevations for phase one and its related landscape and public realm design.
 - Key plans, sections and elevations of the MK:U Forum and its related landscape and public realm design.

These drawings should include summary annotation of key notes, dimensions and a schedule of the materials and finishes proposed, where applicable.

Part D: Physical Model

The model should be at 1:500 scale and should show your design for phase one. Two drop-in models should then also be provided; one showing the meanwhile uses and temporary landscaping/public realm that is anticipated to be delivered in conjunction with Phase One and a further drop-in model showing the MK:U Masterplan in its final envisioned form (Phases Two and Three).

The model will be freestanding and will not be dropped into a wider site model.

The model should encompass the area shown in Appendix K – Model Parameters Diagram. It should show the relevant building, landscape and public realm design at an appropriate level of detail that the scale dictates, highlighting materiality and texture where appropriate. It should show the mass and form of the surrounding existing buildings and urban fabric only.

Please note there will be no Perspex cover provided by MKC for the model. The model will be exhibited, and used for a wide range of consultation purposes, so you should provide a Perspex cover. No power will be made available to the model.

Part E: Video Presentation

1 x digital copy

A short video presentation should be provided. The recording should focus on your design team, design concept, approach to the project and thoughts on the project in general.

The video should be up to two minutes in length, submitted in .mp4 or .mov format, and be a maximum of 75 MB. It will be shown on a continuous loop for the purposes of the exhibition. This should be a simple video recording (e.g. recorded on a mobile device) without extensive design editing, graphics, images or flythrough animation.

Please note: Videos longer than two minutes will not be accepted. They will be returned, and you will be asked to edit it down to the required running time.

Part F: Jury Presentation

1 x digital copy

Presentations should be compatible with a Windows laptop. Please provide both a high-res and low-res (max 15 MB) version.

Please prepare a 20-minute presentation (limited to 25 slides) demonstrating your approach to the project and resultant design concept. Your presentation should focus on your response and approach to the quality aspects of the submission, as set out on the presentation boards and in the Narrative Booklet.

This presentation will be used during your interview. No new information should be presented during the interviews, which are for the purpose of clarifying your design and working approach.

The presentation will be pre-loaded onto a Windows laptop for the jury interviews.

Your presentation may follow the rest of your submitted materials. A deadline for submission will be given after the competition deadline.

Part G: Media Summary and Images

1 x digital copy

Please provide a 150-word summary of your design concept proposal that can be used for press purposes. This should focus on the key aspects of your design concept and not your practice and/or team.

This should be included as an appendix to your bound report. This summary will be used for both media purposes and to introduce your design proposal in the public exhibition.

Please also include four landscape .jpeg images at 300dpi, 1600px wide by 1200px high that best exemplify your design proposal. Please also include four photographs of your physical model. Other images may also be extracted from the presentation boards for media purposes, if required.

Please note that the summary may be edited, and the images cropped, for media purposes without the prior agreement of the competitor. To clarify, this will be done for editorial purposes only.

Part H: Fee Proposal

1 x digital copy

The Fee Proposal consists of the Pricing Matrix and Form of Tender. Please complete the Form of Tender based on the information you provide in your Pricing Matrix.

Please note that under the Restricted Procedure tender returns are non-negotiable; your submission represents your final tender offer.

Pricing Matrix: Please complete the Pricing Matrix template as included in Appendix G.

Form of Tender: Please complete the provided Form of Tender template, as included in Appendix H.

Part I: Selection Questionnaire (SQ) for Additional Team Members

Competitors are required to complete the attached SQ form for all team members who have been added to the team during the second stage.

Please refer to Appendix L – SQ for Additional Team Members for details.

Evaluation Criteria

Tender submissions will be assessed by the jury, with advice taken from the Technical Review Panel. Details of these two groups are outlined below.

Technical Review Panel

At this stage of the competition the jury will be advised by the Technical Review Panel. The panel will be comprised of internal and external stakeholders and advisers to MK:U. The panel will conduct a technical and peer review of the stage two submissions, encapsulated in the Technical Review Panel Report.

The purpose of the panel is to review each of the submissions and provide a comparative analysis of the potential of each scheme to be developed into a realisable project.

Parts A-C and H of the submittal will be reviewed by the client's appointed cost consultant within the Technical Review Panel.

The phase one concept designs will be reviewed and analysed against the benchmark cost estimate for the project, highlighting levels of risk against the budget across the concept designs. This will feed into the jury's qualitative evaluation of both Performance and Feasibility – and in particular 'designing to budget'.

Part H (the Pricing Matrix) will be reviewed by the cost consultant, and a comparative analysis produced and provided as part of the Technical Review Panel Report. The fee submission is assessed as set out on page 30 of this document.

Note: *The high-level cost estimate analysis by the Technical Review Panel cost consultant will be provided to the competitors one week before the jury interviews.*

Note: *The Technical Review Panel Report is not a public document. Its circulation is limited to members of the jury only.*

Jury

The jury will assess the stage two submissions. The jury will receive the competitors' submissions covering the requirements outlined on pages 21-28, as well as this Competition Conditions document and the Technical Review Panel Report in their jury packs.

The jury will assess the submissions based on the criteria set out under 'Assessment Breakdown' below. The jury will make a recommendation to MK:U, who will ratify the decision.

MRC will act as the competition secretariat and advisers to the jury.

Assessment Breakdown

Tender submissions will be assessed on the Most Economically Advantageous Tender (MEAT) basis, which accounts for both quality and cost criteria as defined below.

The jury interviews will be used to present the design concepts and to clarify aspects of the submission. There is no score assigned to performance at interview.

Please see the Quality Breakdown assessment matrix below.

Fee submission (15%)

The cost submission will be assessed on the basis of the Form of Tender and the Pricing Matrix (see Appendices F and G for details).

The fee will be assessed as follows:

Pass/Fail: A fee proposal which is 5% or more above the allocated figure of 10% of the £188M construction budget for the project will be deemed non-compliant and the entire tender submission will be eliminated from the procurement process. All other fee proposals will be awarded a preliminary pass and will move onto the next round of assessment.

Comparative formula: The remaining fee proposals will then be assessed comparatively using the following formula:

Lowest price (divided by) price tendered (multiplied by) weighting.

Finally, any fee proposals remaining that are above the allocated figure of 10% of the £188M construction budget will be deducted a point for every £250,000 they are above the allocated figure.

As noted above the fee proposal is apportioned 15% of the overall weighting.

Quality submission (85%)

The quality submission will be assessed under the following three headings:

- 1. Concept Design (35%)**

Including placemaking and architecture/landscape quality

- 2. Technical Design (35%)**

Including usability, performance and feasibility

- 3. Design Team (15%)**

Each of these headings will be assessed taking into account the competitors' understanding, their approach and methodology and the resultant design proposal.

The jury will collectively score each heading out of ten marks on the balanced Jury Scorecard (see page 32 for the scoring approach). Marks will then be computed on a scorecard to a weighted score, as noted in the quality breakdown below.

As noted above the quality submission is apportioned 85% of the overall weighting.

Selection Questionnaire (SQ) for Additional Team Members

The SQ for additional team members will be assessed as pass/fail. Any competitor who fails to meet the minimum requirements as specified in the SQ will be ineligible to join the winning design team in the execution of the contract.

Quality Breakdown

SUBMISSION			SCORE AVAILABLE*	WEIGHTING (%)
Design Quality	Concept Design	Placemaking (Board 1, Narrative Booklet pages 1-5 and physical model)	10	35%
		Architecture/Landscape Quality (Boards 1, 3, 4 & 7, Narrative Booklet pages 6-10 and physical model)		
	Technical Design	Usability (Boards 2, 5 & 7 and Narrative Booklet pages 11-15)	10	35%
		Performance (Boards 2, 6 & 7 and Narrative Booklet pages 16-25) Feasibility (Boards 3, 6 & 7 and Narrative Booklet pages 26-35)		
Design Team (Narrative Booklet pages 36-50)			10	15%

*Scored in accordance with the Scoring Approach on page 32.

Scoring Approach

Score	Classification of response	Reason for classification
0	Unacceptable response in whole or part	<p>The jury had major concerns that the proposal represented an unacceptable and too high a level of risk in this category that the proposal can be developed into a realisable scheme</p> <p>Very significant gaps or lack of justification/evidence in response where required; responses given are very generic and not relevant in whole or part; fails to demonstrate considerable understanding of the question or context.</p>
1-2	Poor and below requirements	<p>The jury had significant concerns over the level of risk in this category that the proposal can be developed into a realisable scheme</p> <p>A lack of content or explanation in one or more aspects of the question; significant gaps or lack of justification/evidence in response where required; responses given are generic and not relevant in whole or part; a degree of a failure to demonstrate understanding of the question or context.</p>
3-4	Satisfactory response but does not meet all requirements	<p>The jury had minor concerns over the level of risk in this category that the proposal can be developed into a realisable scheme</p> <p>The question is answered satisfactorily overall but some key aspects lack sufficient detail or explanation.</p>
5	Satisfactory response that meets most requirements	<p>The jury was more confident than not over the level of risk in this category that the proposal can be developed into a realisable scheme</p> <p>However some concerns do exist over the level of risk in this category. The question is answered satisfactorily for the most part, but some aspects lack sufficient detail.</p>
6-7	A strong response that is very satisfactory in all areas and exceeds expectations in some areas	<p>The jury was more confident than not over the level of risk in this category that the proposal can be developed into a realisable scheme. However some minor concerns do exist over the level of risk in this category.</p> <p>The question is answered very well for the most part and in areas is particularly clear and justified.</p>
8-9	Outstanding quality response	<p>The jury was confident, for this category, that the proposal represented limited risk and can be developed into a realisable scheme</p> <p>The question is answered in an outstanding way throughout, meets all requirements and in all areas is extremely clear and justified.</p>
10	Exceptional response that exceeds MK:U's requirements	<p>The jury was confident, for this category, that the proposal represented minimum risk and can be developed into a realisable scheme</p> <p>The answer demonstrates an outstanding response that meets all requirements and is exceptional in that it exceeds the level of quality required in some key areas.</p>

Appendices

- A. CMK Alliance Plan 2026
 - B. Topographical Survey / CAD Plans
 - C. MK:U Planning and Design Guidance
 - D. Milton Keynes New Town Heritage Register Statement of Significance (July 2017)
 - E. MK:U Design Brief
 - F. Draft Forms of Agreement, including the Scope of Services
 - G. Pricing Matrix template
 - H. Form of Tender template
 - I. Project Programme
 - J. Selection of Images
 - K. Model Parameters Diagram
 - L. Selection Questionnaire for Additional Team Members
- 