

UK-Chester: architectural, construction, engineering and inspection services

OJ S 85/2012 03/05/2012

Contract notice

Services

Directive 2004/18/EC**Section I: Contracting authority**

I.1. Name and addresses

Official name: Cheshire and Wirral Partnership NHS Foundation Trust

Postal address: Trust Board Offices, Upton Lea, Countess of Chester Health Park, Liverpool Road

Town: Chester

Postal code: CH2 1BQ

Country: United Kingdom

For the attention of: Tracey Collins

E-mail: strategicestatespartner@cwpc.nhs.uk

Telephone: +44 1244397383

Fax: +44 1244397398

Internet address(es):General address of the contracting authority: www.cwpc.nhs.uk**Additional information can be obtained from:**

the abovementioned address

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address**I.2. Type of the contracting authority**

Body governed by public law

I.3. Main activity

Health

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Strategic estates partnership joint venture.

II.1.2. Type of contract and place of performance or delivery

Services

Service category No 12: Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services

Main site or place of performance: Predominantly Cheshire and Wirral but potentially other parts of the north of England, the Midlands and Wales.

NUTS code UK United Kingdom, UKD2 Cheshire

II.1.3. Information about a framework agreement or a dynamic purchasing system

The notice involves a public contract

II.1.4. Information about framework agreement

II.1.5. Short description of the contract or purchase(s)

Cheshire and Wirral Partnership NHS Foundation Trust ("CWP") is seeking a partner (the strategic estates partner "SEP") to provide an intelligent estates strategy function to assist CWP with estates rationalisation and its capital programme for the provision of new and refurbished facilities at various sites in Cheshire and Wirral. These services will be provided to CWP through the establishment of a joint venture body ("JV") between CWP and the SEP to deliver the schemes.

The SEP (through the JV) will be expected to plan, master-plan, develop, co-ordinate and manage schemes for new capital and refurbishment projects for CWP's estate needs as they arise over the duration of the partnership including:

- Securing third party funding where required,
- Procuring and managing the JV's supply chain to deliver the schemes,
- Arranging for and conducting land acquisition and disposals where applicable.

The opportunity is to provide a strategic, development, investment and project management role in delivering new projects but does not include the performance of delivering the detailed design and construction aspects of the new projects themselves. To ensure value for money is achieved at the time when the projects are initiated, and in observing EU procurement principles, it is expected that the supply chain will be competitively tendered via a secondary procurement for each new project delivered via the JV.

Initial strategic developments contemplated for inclusion in the joint venture include (but are not limited to):

- (1) The construction of a new 76 bedded acute mental health inpatient unit in East Cheshire with estimated costs of 22 000 000 GBP to 25 000 000 GBP to replace the existing Millbrook Unit in Macclesfield.
- (2) The reprovision of a specialist CAMHS unit comprising inpatient and educational facilities to be developed on a CWP owned site at Bowmere, Chester. New build costs estimated at 15 000 000 GBP to 20 000 000 GBP but refurbishment options may exist. This scheme also includes the disposal of the existing site at Pine Lodge, Liverpool Road, Chester.
- (3) The refurbishment of Springview mental health unit, Clatterbridge, Wirral estimated cost 2 000 000 GBP. CWP also intends to approach site owners Wirral University Hospital Trust to discuss the acquisition of site with estimated cost 3 000 000 GBP.
- (4) The construction of a new 15 bedded Learning Disabilities unit in Wirral estimated cost 3 500 000 GBP and the subsequent disposal of the existing Learning Disabilities site at Ashton House, Oxton, Birkenhead; and
- (5) The development of two new 15 bedded secure service units at Soss Moss, Nether Alderley, near Macclesfield, East Cheshire with estimated costs of 8 600 000 GBP.

CWP is also considering an initiative for the centralisation of corporate services with resultant building rationalisations and assets disposals.

The SEP (through the JV) will also be expected to plan, develop and manage estates and other support services for CWP including:

- Providing consultancy innovation and strategies to optimise and rationalise the use of the estate,

- Providing estate management services and property management services to deliver those strategies,
- Procuring (in compliance with EU procurement principles) and managing the supply chain to deliver estates and facilities services including hard and soft facilities maintenance services and back office functions for the CWP and/or the JV,
- Arranging for, marketing and conducting disposals and acquisitions where required.

CWP currently occupies 43 sites comprising 61 buildings across Wirral and Cheshire plus shared occupation of 38 sites providing community physical health care in Western Cheshire. Space occupied totals over 52,000m². Of this 27,500m² is CWP owned. The estates functions will also apply to newly acquired estate during the lifetime of the partnership.

Whilst the estate function will be predominately related to CWP's estate within the Cheshire and Wirral area, the JV will also be expected to provide an estates function in sourcing and supporting estates requirements in order for the CWP to deliver clinical services opportunities in other areas of the UK. This is expected to be predominately in the North of England, the Midlands and Wales.

It is expected that CWP and the SEP will each hold a 50 per cent interest in the JV which is intended to be established as a Limited Liability Partnership ("LLP"). Any profits and losses will be shared equally between CWP and the SEP. The funding of the activity of the JV will be discussed during competitive dialogue but it is currently expected that funding will be through injections of partnership equity (in the case of CWP this may be achieved through the transfer of land into the JV or a subsidiary rather than solely through cash injections), geared with traditional development finance. Other approaches to financing and the approach to sharing returns from the developments and services will be discussed with bidders during the competitive dialogue process.

Where the JV develops a facility for CWP, it is expected that the JV (or a subsidiary entity) will take the freehold or long leasehold interest in the site and grant a lease back to CWP for approximately 20-25 years on practical completion. It is expected that facilities maintenance services will be provided by the JV as landlord on a flexible basis.

The JV partnership with the successful SEP will be for a period of 15 years with an option (at the sole discretion of CWP) to extend the contract for a further 5 years.

CWP is also interested in the JV seeking other commercial and income generation opportunities in the public and private sector market over the long-term and such opportunities need not necessarily be restricted to the estates, development and FM services sector.

Further details of the sites and anticipated development phases are provided in the memorandum of information and pre-qualification questionnaire (see section VI.3 (Additional Information) for details of how to obtain these).

II.1.6. CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71247000 Supervision of building work, 71541000 Construction project management services, 71520000 Construction supervision services, 71315210 Building services consultancy services, 71530000 Construction consultancy services, 71500000 Construction-related services, 71510000 Site-investigation services, 71324000 Quantity surveying services, 71410000 Urban planning services, 90712000 Environmental planning, 79410000 Business and management consultancy services, 70110000 Development services of real estate, 79418000 Procurement consultancy services, 79419000 Evaluation consultancy services, 90713000 Environmental issues consultancy services, 70330000 Property management services of real estate on a fee or contract basis, 71314200 Energy-management services, 70320000 Land rental or sale services, 70332100 Land management services, 70332200 Commercial property management services, 70332000 Non-residential property services, 70331000 Residential

property services, 71315300 Building surveying services, 71315400 Building-inspection services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 79993000 Building and facilities management services, 90911200 Building-cleaning services, 79710000 Security services

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: no

II.1.9. Information about variants

Variants will be accepted: yes

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The value of developed assets (inclusive of land acquisition costs) in respect of the initial five key developments is estimated to be in the region of 30 000 000 GBP to 40 000 000 GBP.

It is difficult to predict the value of further developed assets required by CWP through the JV after the initial five key developments but over the next 15 years the CWP anticipates that it may require additional developed assets up to approximately 10 000 000 GBP in value (thereby having a combined total of potential projects in the region of 50 000 000 GBP).

The value of estates and facilities management services to the CWP estate over the initial 15-year terms is estimated to be in the region of 5 200 000 GBP.

The potential return to the SEP from the developed assets and services will depend on many commercial factors including (but not limited to) the number of projects and facilities approved by CWP for the JV, the performance of the SEP, market conditions, and the arrangements for financing and sharing returns agreed between CWP and the SEP in establishing the JV.

Bidders should seek independent legal and commercial advice in relation to the potential value of the opportunity of the scheme as a whole.

The estimated value range below is in respect of the potential value of developed assets delivered through the JV (and not potential returns) together with income from the estates management aspects of the JV.

Estimated value excluding VAT:

Range: between 35 000 000,00 and 55 200 000,00 GBP

II.2.2. Information about options

Options: yes

Description of options: The contract between CWP and the SEP will be for an initial term of 15 years with an option to extend (exercisable during the initial term) for a further 5 years.

II.2.3. Information about renewals

This contract is subject to renewal: no

II.3. Duration of the contract or time limit for completion

Duration in months: 240 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

CWP reserves the right to require deposits, guarantees, bonds or other forms of appropriate security.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

Details will be set out in the Invitation to Participate in Competitive Dialogue (ITPD) and/or the contractual documentation and will be developed throughout the competitive dialogue procedure.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

Expressions of interest in response to this contract notice may be submitted by a single bidder or a consortium. The contracting authority reserves the right to require groupings of contractors to take a particular legal form or to require a single contractor to take primary liability or to require that each party undertakes joint and several liability.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: The SEP may be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply-chain initiatives. Accordingly contract performance conditions may relate in particular to social and environmental considerations.

III.2. Conditions for participation

III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: In accordance with Articles 45 to 50 of Directive 2004/18/EC and Regulations 23 to 25 of the Public Contracts Regulations 2006 and as set out in the pre qualification questionnaire available from the address in section I.1.

III.2.2. Economic and financial ability

List and brief description of conditions: In accordance with Article 47 of Directive 2004/18/EC and Regulation 24 of the Public Contracts Regulations 2006 and as set out in the prequalification questionnaire which is available from the address in section I.1.

Minimum level(s) of standards possibly required: As set out in the pre-qualification questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

In accordance with Articles 48 to 50 of Directive 2004/18/EC and Regulation 25 of the Public Contracts Regulations 2006 and as set out in the prequalification questionnaire which is available from the address in section I.1.

Minimum level(s) of standards possibly required:

As set out in the pre-qualification questionnaire.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

Execution of the service is reserved to a particular profession: no

III.3.2. Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: yes

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

competitive dialogue

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged minimum number 3: and Maximum number 5

Objective criteria for choosing the limited number of candidates: As set out in the pre qualification questionnaire which is available from the address in Section I.1.

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated yes

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

IV.2.2. Information about electronic auction

An electronic auction will be used: no

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

IV.3.2. Previous publication concerning this procedure

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

IV.3.4. Time limit for receipt of tenders or requests to participate

6.6.2012 - 13:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.3.6. Languages in which tenders or requests to participate may be submitted

English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

IV.3.8. Conditions for opening of tenders

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

VI.3. Additional information

Section II.1.9 (Variants) - CWP reserves the right to invite variant proposals and final details of whether variants will be invited will be provided to bidders that are shortlisted to participate in the competitive dialogue stage of the procurement.

Section II.1.2(c) (Additional service categories): No.1, No.11 and No.14.

Section IV.3.3 (Conditions for obtaining documents) - The prequalification questionnaire and memorandum of information are available upon request from <http://jointventure.cwp.nhs.uk> from the date of dispatch of this notice until 05.06.12.

It is anticipated that the invitation to participate in dialogue will be sent to short-listed bidders in July 2012.

Section IV.3.4 (Time-limit for requests to participate) - Expressions of interest must be by way of completion and return of the prequalification questionnaire (in accordance with the requirements set out in the prequalification questionnaire) via email to strategicstatespartner@cwps.nhs.uk by the date and time specified in Section IV.3.4.

Expressions of interest must be received before the deadline in order to qualify as being in time. As such, bidders are urged to submit their submissions well in advance of the stated time or date in order to avoid such issues as technical difficulties with the electronic system that may be due to the high volumes of traffic attempting to submit applications on the same date at the same time. Expressions of interest delivered after the date and time specified or to a different address, electronically or otherwise, will not be considered under any circumstances.

Should you experience any problems with <http://jointventure.cwp.nhs.uk>, please contact the support desk.

servicedesk@cwps.nhs.uk or call 01244 852345. Lines are available between 9am and 5pm and Monday to Friday.

General administrative queries should be sent to Tracey Collins at the contact details set out in Section I.1.

A Bidders' day will be held from 10 am on 23 May 2012 in Chester. Please contact Tracey Collins by telephone or email at the contact details set out in Section I.1 for further details and to book places.

The contracting authority reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this contract notice.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Cheshire and Wirral Partnership NHS Foundation Trust

Postal address: FAO: Tracey Collins, Trust Board Offices, Upton Lea, Countess of Chester Health Park, Liverpool Road

Town: Chester

Postal code: CH2 1BQ

Country: United Kingdom

E-mail: tracey.collins@cwps.nhs.uk

Telephone: +44 1244397383

Fax: +44 1244397398

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with Regulation 32 (Information about contract award procedures), Regulation 32A (standstill period), Regulation 47 and Regulations 47D to 47N (inclusive) of the Public Contracts Regulations 2006 (as amended).

VI.4.3. Service from which information about the review procedure may be obtained

VI.5. Date of dispatch of this notice

30.4.2012