

**United Kingdom-Kendal: Car park management services**

OJ S 113/2014 14/06/2014

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: University Hospitals of Morecambe Bay NHS Trust

Postal address: Westmorland General Hospital

Town: Kendal

Postal code: LA9 7RG

Country: United Kingdom

Contact person: Procurement Department

For the attention of: Paul Dowell

E-mail: [paul.dowell@mbht.nhs.uk](mailto:paul.dowell@mbht.nhs.uk)

Telephone: +44 1539716632

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**Internet address(es):**General address of the contracting authority: [www.uhmb.nhs.uk](http://www.uhmb.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**

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

The provision of car park management services.

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

Services

Service category No 20: Supporting and auxiliary transport services

Main site or place of performance: University Hospitals Morecambe Bay NHS Foundation Trust, Royal Lancaster Infirmary, Ashton Road, Lancaster. LA1 4RP.

NUTS code UKD4 Lancashire

### **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**

#### **Estimated total value of purchases for the entire duration of the framework agreement**

Estimated value excluding VAT:

Range: between 4 000 000 and 6 000 000 GBP

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

University of Morecambe Bay Hospitals NHS Foundation Trust wishes to select a partner who would during a concession period undertake to develop, finance and manage two car parks at the Trust's main hospital. This is known as the "RLI" and is :

Royal Lancaster Infirmary,

Ashton Rd,

Lancaster

LA1 4RP

United Kingdom

The Strategic Context

The RLI has two principal car parks, both of which are too small to serve the demand. Both are on land owned by the Trust.

One car park adjoins the public adopted highway of Ashton Road, and has 200 surface level spaces available for the use of patients to the hospital. It is 6,100 square metres, but could be enlarged to 7,300 sq.m. by inclusion of an adjoining landscaped area. Presently run on a Pay-&-Display system, the car park is to be converted by the Trust to a barrier-controlled system in July or August 2014. The present annual income is around GBP 300 000, which is expected to rise to GBP 350 000 once the barrier system is operational.

The other car park is accessed from a private hospital roadway, and has 240 surface level spaces reserved for the use of hospital staff. It totals 6,500 sq.m., being a main area of 5,900 sq.m. and a raised subsidiary parking area of 600 sq.m. The car park is barrier controlled, and staff buy permits to use it. The present annual income is around GBP 150 000.

Lancaster City Council as local planning authority has indicated approval in principle to these proposals

Core Requirements

Bidders are invited to offer for a concession to design, finance, construct and operate a multi-storey car park on each of the two sites. The requirements will be detailed in the tender invitation, and will include:

- Public car park capacity to be increased from 200 to 500 spaces,
- A barrier-controlled multi-storey public car park is envisaged with 3 decks above ground level, using the landscaped area as well as the present car park area,
- Staff car park capacity to be increased from 240 spaces to 600 spaces,
- A barrier-controlled multi-storey staff car park is envisaged with 2 decks above ground level,
- Operator to design both car parks and obtain planning permission,
- Operator to finance and manage the car park construction, keeping not less than 50 spaces available for public use at all times on the public car park site. None are needed on the staff car park during construction,
- Site rules during construction period to be agreed with the Trust,
- Operator to specify cost of construction, timing of construction, cost and method of operation, required profit and required concession period,
- Operator to manage the car parks with a courteous helpdesk service during the working day for people in difficulty using the car parks, and a number manned 24/7 for emergencies,

- Operator to repair the car parks and their infrastructure during the concession period, relying on utility supplies provided by the Trust at cost,
- Operator to receive all income from both car parks until cost plus agreed profit has been recouped. Public car park income will be from ticket machines on site, whilst staff income will be collected by the Trust as deduction from salary and passed to the operator,
- Once the cost and agreed profit has been reached during the concession period the income will be split between operator and the Trust at agreed levels,
- Car park charges to be maintained at current levels plus annual inflation, unless otherwise agreed by the Trust,
- The Trust will manage other parking areas on the RLI site, and the Operator's car park management should liaise with the Trust on day-to-day issues,
- Operator to respect the healthcare environment of the site at all times.

#### Key Business Drivers

1. Cost & speed of construction
2. Concession period required
3. Arrangements for car park management
4. Required profit and offered profit share

#### II.1.6. CPV code(s)

98351000 Car park management services, 45213312 Car park building construction work, 34926000 Car park control equipment

#### 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

One car park adjoins the public adopted highway of Ashton Road, and has 200 surface level spaces available for the use of patients to the hospital. It is 6,100 square metres, but could be enlarged to 7,300 sq.m. by inclusion of an adjoining landscaped area. Presently run on a Pay-&-Display system, the car park is to be converted by the Trust to a barrier-controlled system in July or August 2014. The present annual income is around GBP 350 000, which is expected to rise to GBP 400 000 once the barrier system is operational.

The other car park is accessed from a private hospital roadway, and has 240 surface level spaces reserved for the use of hospital staff. It totals 6,500 sq.m., being a main area of 5,900 sq.m. and a raised subsidiary parking area of 600 sq.m. The car park is barrier controlled, and staff buy permits to use it. The present annual income is around GBP 150 000.

Estimated value excluding VAT:

Range: between 4 000 000 and 6 000 000 GBP

#### II.2.2. Information about options

Options: no

#### II.2.3. Information about renewals

This contract is subject to renewal: no

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

### **Section III: Legal, economic, financial and technical information**

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#### **III.1. Conditions related to the contract**

##### **III.1.1. Deposits and guarantees required**

The contracting authority reserves the right to require deposits and/or guarantees and/or bonds and/or any other form of security. Details will be provided in the contract documents.

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

Further details will be provided in the contract documents.

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

The contracting authority reserves the right to require groupings of bidders to take a particular legal form, a single bidder to take primary liability or each party to undertake joint and several liability. Consortia bids are acceptable.

##### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: no

#### **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: Suppliers Instructions How to Express Interest in this Tender~:

1. Register your company on the eSourcing portal (this is only required once) - Browse to the eSourcing Portal: <https://uhmb.bravosolution.co.uk> and click the link to register - Accept the terms and conditions and click 'continue' - Enter your correct business and user details - Note the username you chose and click 'Save' when complete - You will shortly receive an email with your unique password (please keep this secure);
2. Express an Interest in the tender - Login to the portal with the username/password - Click the 'PQQs / ITTs Open To All Suppliers' link. (These are Pre-Qualification Questionnaires or Invitations to Tender open to any registered supplier) - Click on the relevant PQQ/ ITT to access the content. - Click the 'Express Interest' button at the top of the page. - This will move the PQQ /ITT into your 'My PQQs/ My ITTs' page. (This is a secure area reserved for your projects only) -You can now access any attachments by clicking 'Buyer Attachments' in the 'PQQ/ ITT Details' box;
3. Responding to the tender - Click 'My Response' under 'PQQ/ ITT Details', you can choose to 'Create Response' or to 'Decline to Respond' (please give a reason if declining) - You can now use the 'Messages' function to communicate with the buyer and seek any clarification - Note the deadline for completion, then follow the onscreen instructions to complete the PQQ/ ITT - There may be a mixture of online & offline actions for you to perform (there is detailed online help available) You must then submit your reply using the 'Submit Response' button at the top of the page. If you require any further assistance please consult the online help, or contact the eTendering help desk.

##### **III.2.2. Economic and financial ability**

List and brief description of conditions: As set out in the PQQ which is available from the address in section I.1.

Minimum level(s) of standards possibly required: As set out in the PQQ which is available from the address in section I.1.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

As set out in the PQQ which is available from the address in section I.1.

Minimum level(s) of standards possibly required:

As set out in the PQQ which is available from the address in section I.1.

### **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**

## **Section IV: Procedure**

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### **IV.1. Type of procedure**

#### **IV.1.1. Type of procedure**

Restricted

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

Envisaged minimum number 5

Objective criteria for choosing the limited number of candidates: As set out in the PQQ 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**

### **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**

no

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

Time limit for receipt of requests for documents or for accessing documents: 9.7.2014 - 23:59

Payable documents: no

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

14.7.2014 - 23:59

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

5.8.2014

#### **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**

Duration in days: 120 (from the date stated for receipt of tender)

#### **IV.3.8. Conditions for opening of tenders**

### **Section VI: Complementary information**

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#### **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**

(A) The Contracting Authority intends to use an eTendering system in this procurement exercise and reserves the right to use a reverse auction.

(B) The Trust utilises the NHS supplier information database (Sid4Gov) to manage and assess general pre-qualification information in the form of a profile. Candidates are requested to provide their profile on the Sid4Gov as follows:

a) candidates should register on Sid4Gov at <https://sid4gov.cabinetoffice.gov.uk> by clicking on the Register Organisation tab and select the Supplier button. To continue with the registration process Suppliers must have a current DUNS Number. If a Supplier does not have a DUNS Number there is a link to the D&B UK website to request a DUNS Supplier Number. Suppliers who already have a published profile on Sid4Gov must confirm that information is up to date;

ii) candidates should ensure all relevant sections of their NHS Sid4Gov profile are completed to demonstrate their ability to meet the short listing criteria applicable to this contract.

Where access to Sid4Gov is unavailable, please contact Sid4Gov helpdesk at Telephone:  
+44 8452992994

Email: [support@nqc.com](mailto:support@nqc.com)

Any supplier may be disqualified who does not respond to the following in the requisite manner:

1) Supplying a profile in NHS Supplier Information Database (sid4gov) as part of their PQQ submission.

The Contracting Authority has no influence in relation to the time period involved in the generation of a sid4gov profile, however, it understands that the process can take between 2 to 5 days and that these timescales may vary from country to country.

(C) The contracting authority does not bind itself to accept the lowest or any offer.

(D) The contracting authority is not responsible for any costs incurred by bidders in relation to their participation in this process.

#### **VI.4. Procedures for review**

**VI.4.1. Review body**

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a minimum 10 calendar day standstill period at the point of information on the decision to award the contract is communicated to bidders in accordance with Regulation 32A of the Public Contracts.

Any bidder wishing to appeal the decision to award the contract, or after the award of the contract appeal the award of the contract, shall have the rights as set out in Part 9 of the Public Contracts Regulations 2006.

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

**VI.5. Date of dispatch of this notice**

10.6.2014