

**United Kingdom-Burton upon Trent: Architectural, construction, engineering and inspection services**

OJ S 149/2015 05/08/2015

Contract award notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Burton Hospitals NHS Foundation Trust

Postal address: Queen's Hospital, Belvedere Road

Town: Burton upon Trent

Postal code: DE13 0RB

Country: United Kingdom

For the attention of: Mellor Paul

E-mail: [paul.mellor@burtonft.nhs.uk](mailto:paul.mellor@burtonft.nhs.uk)**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**

Strategic Infrastructure and Efficiency Partnership.

**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: The Trust's estate, property portfolio and locations of service delivery (including but not limited to future opportunities commissioned by other bodies and other opportunities pursued by the Trust) throughout the partnership period. This will predominately focus on the Trust's estate in Burton-on-Trent, Lichfield and Tamworth, but may also include a diverse range of sites acquired and used in respect of the Trust's activities including Staffordshire, Warwickshire, Derbyshire and Birmingham.

NUTS code UKG2 Shropshire and Staffordshire, UKG West Midlands (England)

**II.1.3. Information about a framework agreement or a dynamic purchasing system (DPS)****II.1.4. Short description of the contract or purchase(s)**

Burton Hospitals NHS Foundation Trust (the 'Trust') has appointed a private sector partner

('Partner') to provide an intelligent infrastructure strategy function that will support the Trust's clinical strategy to enable service change, improve quality of care for patients and drive efficiency in the Trust's operations including potentially through (but not limited to):

1. Estates rationalisation,
2. Capital programme planning,
3. Raising finance and investment,
4. Strategic service transformation planning, and
5. Also the procurement and project/contract management of a range of services including construction and FM services.

It is expected that these services will be provided to the Trust through the establishment of a joint venture body (JV) between the Trust and the Partner. The Trust predominantly provides services from Queen's Hospital in Burton, Sir Robert Peel Community Hospital in Tamworth and Samuel Johnson Community Hospital in Lichfield. Both of the sites in Lichfield and Tamworth provide a range of services including inpatient and outpatient services and Minor Injuries Units. Maternity services are provided at Queen's Hospital and Samuel Johnson Community Hospital. The Trust offers a total of just over 540 beds as well as a wide range of general hospital services and a purpose built treatment centre. The Trust intends to redevelop /dispose of an adjacent site (Outwoods site).

The Partner will provide the Priority Services (more particularly described below) through the JV upon appointment of the successful partner or shortly thereafter. Responsibility for procuring, coordinating and managing the provision of Secondary Services (more particularly described below) through the JV may be transferred to the partner during the term of the partnership.

The Partner will be expected to deliver Priority Services consisting of Strategic Estates Services. This includes the provision of consultancy support services to provide estate strategy advice (with a focus on achieving efficiencies), preparation of an estates strategy that will support the Trust's clinical strategy and drive efficiency in the Trust's operations and the preparation, review and updating of a partnership business plan to cover the proposed need, phasing of service transformation at the Trust's estate and the timing of the delivery of any proposed new projects or refurbishment projects to deliver capital requirements ('New Projects'). The Partner is also expected to provide access to, arrange and deliver private sector capital where required to finance New Projects. New Projects may involve (but are not limited to) capital works, refurbishment works, disposal and/or acquisition of land, facilities to support NHS services, related health and social care services as well as commercial developments.

Initial New Projects may potentially include:

- The transformation of services through Community Hospitals and accommodation for the elderly to ensure efficiency and effectiveness of the estate and services.
- The redevelopment/disposal of the Outwoods site in Burton and redistribution of the vacated services to the Queen's Hospital site.
- A car parking solution that will complement the Trust's commitment to a green transport plan and improve patient/public experience.
- Commercial opportunities for the benefit of the Trust and patients including catering/a new front entrance/patient contact and customer service opportunities.

To ensure value for money is achieved at the time when projects are commenced and services required (and in observing EU procurement principles on behalf of the Trust), it is expected that the JV via a secondary procurement will competitively tender the supply chain for each New Project or Secondary Service required.

The Partner (through the JV) will therefore provide an integrator role in procuring and coordinating these 3<sup>rd</sup> party providers to deliver schemes and services for the benefit of the Trust. This integrator role includes the provision of operational project management services in procuring, coordinating and managing external contractors engaged to deliver any proposed and approved New Projects to deliver capital requirements for works, fabrication or traditional estate project procurements and also any external contractors required to deliver secondary services approved by the Trust. The Partner's integrator role may also include providing operational procurement consultancy services in coordinating, managing and conducting procurements observing EU procurement principles to appoint a supply chain to the JV to deliver those services and The Partner may be required to plan, procure, coordinate and manage secondary services which may include:

- (1) Facility Support Services — which may include Facilities Management (including Estates Help desk and Energy Management (and incidental energy generation)); Catering; Cleaning; Laundry; Parking and Traffic Management; Security (Infrastructure); Porterage; Pest Control; Grounds and Gardens Maintenance; and Clinical and General Waste; and
- (2) Customer Satisfaction Services — which may include but not be limited to Reception Services, Customer Satisfaction Services; Patient Contact Centre Services; and
- (3) Corporate Back Office Services.

The opportunity is to provide a strategic, commercial, development, investment, procurement, project management and contract management role in delivering capital projects and transforming services to support the Trust's clinical strategy but the scope does not include the provision of delivering the detailed design and construction aspects of the New Projects or the provision of secondary services themselves.

The Trust is interested in the JV seeking other commercial and income generation opportunities in the public and private sector market over the long-term and proposing innovative proposals in support of the Trust's clinical strategy that will maximise income or allow the Trust to reduce costs.

The JV partnership with the successful Partner will be for a period of 10 years with an option to extend the contract for a further 5 years.

#### **II.1.5. CPV code(s)**

71000000 Architectural, construction, engineering and inspection services

#### **II.1.6. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

#### **II.2. Total value of the contract/lot**

##### **II.2.1. Total value of the contract/lot**

### **Section IV: Procedure**

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

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

competitive dialogue

#### **IV.2. Award criteria**

##### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of  
1. Partnership working. Weighting 20

2. Strategic estates services. Weighting 20
3. Integrator services. Weighting 5
4. Service transformation. Weighting 20
5. Legal/commercial. Weighting 10
6. Financial offer and validity. Weighting 25

#### **IV.2.2. Information about electronic auction**

An electronic auction has been used: no

#### **IV.3. Administrative information**

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

BT14/27

##### **IV.3.2. Previous publication concerning this procedure**

###### **Notice on a buyer profile**

Notice number in the OJ S: [2014/S 244-430184](#) of 18.12.2014

### **Section V: Award of contract**

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Contract No: BT14/27

#### **V.1. Date of conclusion of the contract**

18.7.2015

#### **V.2. Information about tenders**

Number of tenders received: 3

Number of tenders received by electronic means: 3

#### **V.3. Name and address of the contractor**

Official name: Community Solutions Partnership Ltd (in consortium with EC Harris Ltd)

Postal address: 4th Floor, Anchorage 1, Anchorage Quay, Salford Quays

Town: Manchester

Postal code: M50 3YJ

#### **V.4. Information on value of the contract/lot**

#### **V.5. Information about subcontracting**

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

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#### **VI.1. Information about European Union funds**

#### **VI.2. Additional information**

#### **VI.3. Procedures for review**

##### **VI.3.1. Review body**

##### **VI.3.2. Review procedure**

##### **VI.3.3. Service from which information about the review procedure may be obtained**

#### **VI.4. Date of dispatch of this notice**

30.7.2015