

United Kingdom-Chester: Architectural, construction, engineering and inspection services

OJ S 202/2016 19/10/2016

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The Countess of Chester Hospital NHS Foundation Trust

Postal address: The Countess of Chester Health Park, Liverpool Road

Town: Chester

Postal code: CH2 1UL

Country: United Kingdom

Internet address(es):Electronic submission of tenders and requests to participate: www.nhssourcing.co.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**

Ministry or any other national or federal authority, including their regional or local subdivisions

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: yes

Official name: Wirral University Teaching Hospital NHS Foundation Trust

Postal address: Arrowe Park Hospital, Arrowe Park Road

Town: Upton

Postal code: CH49 5PE

Country: United Kingdom

Section II: Object of the contract

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

Strategic Estates 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 Trusts' estates, property portfolios and locations of service delivery (including but not limited to future opportunities commissioned by other bodies and other opportunities pursued by the Trusts both independently and together) throughout the joint venture period. This will predominately focus on the Trusts' estate in Wirral and Chester. NUTS code UKD2 Cheshire,UKD5 Merseyside

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)

The Countess of Chester Hospital NHS Foundation Trust and the Wirral University Teaching Hospital NHS Foundation Trust are interested in seeking a private sector partner (the Partner) to provide an intelligent estates strategy function that will support the Trusts' clinical strategies to enable service change, improve quality of care for patients and drive efficiency in the Trusts' operations including potentially through (but not limited to): master planning, estates rationalisation; capital programme planning; raising finance and investment; strategic service transformation planning; and also the procurement and project/contract management of a range of services in relation to New Projects. This procurement is being conducted jointly by the Trusts.

It is expected that these services will be provided to the Trusts through the establishment of joint venture bodies (the JV) and arrangements between the Trusts and the Partner. The arrangements envisage the establishment of two separate joint venture bodies (one in respect of each Trust) with the ability to collaborate where there are shared interests or requirement. The Trusts also reserve the right to merge the joint venture bodies into one entity during the partnership period.

The Partner will provide the Priority Services (more particularly described below) through the JV upon appointment as the successful Partner or shortly after. Responsibility for procuring, co-ordinating and managing the provision of services through the JV may be transferred to the Partner during the term of the joint venture.

The Partner will be expected to deliver Priority Services consisting of Strategic Estates Services. This includes the provision of consultancy support services to provide: estates strategy advice (with a focus on achieving efficiencies); updating of the existing estates strategies to support the Trusts' clinical strategy and drive efficiency in the Trusts' operations; the preparation, review and updating of a partnership business plan to cover the proposed need, phasing of estate transformation and timing of the delivery of any proposed new projects or refurbishment projects to deliver capital requirements (New Projects) across the Trusts' estates and healthcare planning in relation to the configuration of services in the estate. 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; medical equipment and managed services projects; 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 include:

Wirral University Teaching Hospital NHS Foundation Trust Priority Projects:

Key priorities include an affordable use of the Clatterbridge site and the development of the Arrowe Park site.

The Countess of Chester Hospital NHS Foundation Trust Priority Projects:

Key projects include the West Cheshire Acute Hub, a £13.1m extension, remodelling and refurbishment of existing A&E Department and surrounding areas (for which a strategic outline

case is approved and available for the start of the procurement). Other key priorities include the consolidation of clinical services within the main building of its site, improved utilisation of land currently used for car parking, the identification of new locations for non-clinical services for the purpose of maximising income and the consideration of uses for the Women and Children's Building following a re-location of its clinical services (due to the building no longer being suitable). The Countess of Chester Hospital NHS Foundation Trust has a Neo Natal Unit which provides outstanding care to babies with specialist needs. The Neo Natal Unit requires urgent improvement. The Countess of Chester Hospital NHS Foundation Trust is in the process of raising funds to re-provide the service in a building which is fit for purpose. 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 Trusts) 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 third-party providers to deliver schemes and services for the benefit of the Trusts. This integrator role includes the provision of operational project management services in procuring, co-ordinating 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 Trusts. The Partner's integrator role may also include providing operational procurement consultancy services in co-ordinating, managing and conducting procurements observing EU procurement principles to appoint a supply-chain to the JV to deliver those services. The priority is for the Partner to identify strategic estate solutions in the short, medium and longer term. If agreed by the Trust, the Partner may in the longer term be given the opportunity to identify strategic service transformation proposals to drive efficiencies (including for example, through soft FM and hard FM services, customer satisfaction services, IM&T and corporate back office services ('Secondary Services')). The scope of this OJEU does not include the provision by the Partner of delivering the detailed design and construction (and FM) aspects of New Projects or the provision of Secondary Services themselves. The opportunity is to provide a strategic, commercial, development, investment, procurement, project management and contract management role in delivering capital projects, including the installation of medical capital equipment to support the Trusts' clinical strategy. The Trusts are 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 Trusts' clinical strategy that will maximise income or allow the Trusts to reduce costs. The arrangements may also involve (but is not limited to) supporting the Trust in its estate needs in participating in any future Accountable Care Organisation (ACO) arrangements and other healthcare initiatives which may arise during partnership term. The joint venture with the successful Partner will be for a period of 10 years with an option to extend the contract for a further 5 years. Further details of the opportunity are provided in the Memorandum of Information (MOI) accompanying the pre-qualification questionnaire (see section VI.3 (Additional Information) for details of how to obtain these). Bidders should note that the procurement documents (including the Invitation to Participate in Dialogue) are draft documents at this stage, providing indicative information of the Trusts' intended approach in the procurement process and are for general information only. The Trusts reserve the right to vary, amend and update any aspects of the procurement documents and final details and versions of the procurement documents will be confirmed to

applicants successful in being selected to participate in the relevant tender stages of the procurement procedure.

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, 45453100 Refurbishment work, 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, 98341120 Porter services, 55520000 Catering services, 98311100 Laundry-management services, 77314000 Grounds maintenance services, 50400000 Repair and maintenance services of medical and precision equipment, 63712400 Parking services, 90524000 Medical waste services, 90500000 Refuse and waste related services, 79992000 Reception services, 72253000 Helpdesk and support services, 71317200 Health and safety services, 85150000 Medical imaging services, 79000000 Business services: law, marketing, consulting, recruitment, printing and security, 79996000 Business organisation services, 75100000 Administration services, 75112000 Administrative services for business operations, 75122000 Administrative healthcare services, 66000000 Financial and insurance services, 79342300 Customer services , 79342310 Customer survey services, 79342311 Customer satisfaction survey, 79512000 Call centre, 90922000 Pest-control services, 71311300 Infrastructure works consultancy services, 71314000 Energy and related services, 71314300 Energy-efficiency consultancy services, 79994000 Contract administration services, 71313450 Environmental monitoring for construction, 72222200 Information systems or technology planning services, 72222300 Information technology services, 48000000 Software package and information systems, 72212420 Facilities management software development services and software development services suite, 72212421 Facilities management software development services, 72514000 Computer facilities management services, 72510000 Computer-related management services, 72514300 Facilities management services for computer systems maintenance, 72610000 Computer support services, 72590000 Computer-related professional services, 50312600 Maintenance and repair of information technology equipment, 72000000 IT services: consulting, software development, Internet and support, 72100000 Hardware consultancy services, 72200000 Software programming and consultancy services, 72212180 Medical software development services, 72261000 Software support services, 72310000 Data-processing services, 72317000 Data storage services, 72512000 Document management services, 72224000 Project management consultancy services, 48814200 Patient-administration system, 79631000 Personnel and payroll services, 85140000 Miscellaneous health 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 potential value of new capital projects and refurbishments which may be required to be delivered during the joint venture is estimated to be between a combined value of 40 000 000 GBP and 120 000 000 GBP for both Trusts across the full potential duration including any extensions.

The potential estimated value of the FM element of the Secondary Services which the Partner (through the JV) may be required to manage during the joint ventures in relation to The Countess of Chester Hospital NHS Foundation Trust is 11 300 000 GBP per annum (comprising 1 800 000 GBP per annum for Hard FM, 1 500 000 GBP per annum for Energy and 8 000 000 GBP per annum for Soft FM).

In relation to Wirral University Teaching Hospital NHS Foundation Trust the potential estimated value of the FM element of the Secondary Services which the Partner (through the JV) may be required to manage during the joint ventures is 18 000 000 GBP per annum (comprising 2 000 000 GBP per annum for Hard FM, 4 000 000 GBP per annum for Energy and 12 000 000 GBP per annum for Soft FM). These estimates are based on the value of current services.

The potential return to the Partner from delivering developed assets and providing services will depend on many commercial factors including (but not limited to) the number of schemes and services approved by the Trusts to be managed by the JV, the performance of the Partner, market conditions, and the arrangements for financing activities and sharing returns agreed between the Trusts and the Partner in establishing the joint venture.

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 represents the potential value of new capital projects and refurbishments which the Partner may be required to deliver over the 10 year joint venture period only. This does not include the remuneration the Partner may earn for managing the Secondary Services. It is difficult to provide an accurate projection at this stage of the potential returns that the Partner could make in managing and generating efficiencies in relation to the Secondary Services as a viable payment mechanism will be explored as part of the competitive dialogue process. It would also depend on the scale of services the Trusts decide to approve to be managed by the Partner.

Any New Project will require separate business case approval by the Trust (at the relevant point in time) before any New Project is delivered by the SEP. Consultation will also be separately undertaken for any New Project that may be proposed by the SEP and considered by the Trust in the future.

Estimated value excluding VAT:

Range: between 40 000 000 and 120 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The contract between the Trusts and the Partner will be for an initial term of 10 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: 180 (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

The Trusts reserve 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 Partner 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 57 to 63 of Directive 2014 /24/EU and Regulations 57 to 63 of the Public Contracts Regulations 2015 (as amended) 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 Articles 57 to 63 of Directive 2014 /24/EU and Regulations 57 to 63 of the Public Contracts Regulations 2015 (as amended) and as set out in the pre-qualification questionnaire 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 57 to 63 of Directive 2014/24/EU and Regulations 57 to 63 of the Public Contracts Regulations 2015 (as amended) and as set out in the pre-qualification questionnaire 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

IV.3. Administrative information

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

G/328

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: 15.11.2016 - 12:00

Payable documents: no

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

15.11.2016 - 12:00

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.1.8 (Lots): The Trusts have not divided the contract into lots because the efficiencies and commercial delivery of the Strategic Estates Partnership rely on the integration of Strategic Estates Partnership services with the integrator role to achieve transformation of the estate.

Section II.1.9 (Variants) — The Trusts reserve 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 IV.3.3 (Conditions for obtaining documents) — The pre-qualification questionnaire and Memorandum of Information are available via www.nhssourcing.co.uk

It is anticipated that the invitation to participate in dialogue will be sent to short-listed bidders in November 2016

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) by the date and time specified in Section IV.3.4.

Expressions of interest must be received before the deadline. Bidders are encouraged to submit their submissions well in advance of the stated date and time 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.

A Bidders' Day will be held on 7 November 2016 at 1000 in the Boardroom of the Countess of Chester Hospital. For those interested in attending, please register your interest using the messaging facility of the Bravo e-procurement portal.

The contracting authorities reserve 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: The Countess of Chester Hospital NHS Foundation Trust

Postal address: Countess of Chester Health Park, Liverpool Road

Town: Chester

Postal code: CH2 1UL

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with Regulation 86 (Notices of decisions to award a contract), Regulation 87 (Standstill Period) and Regulations 91 (Enforcement of duties through the Court) of the Public Contracts Regulations 2015.

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

VI.5. Date of dispatch of this notice

14.10.2016