

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

OJ S 207/2016 26/10/2016

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The Whittington Hospital NHS Trust

Postal address: Magdala Avenue

Town: London

Postal code: N19 5NF

Country: United Kingdom

For the attention of: Jenny Kervarrec

E-mail: rf.ppstenders@nhs.net

Telephone: +44 207993229

Internet address(es):

General address of the contracting authority: <http://www.whittington.nhs.uk/>

Electronic access to information: <http://www.lppsourcing.org>

Electronic submission of tenders and requests to participate: <http://www.lppsourcing.org>

Additional information can be obtained from:

Official name: The Whittington Hospital NHS Trust

Postal address: Magdala Avenue

Town: London

Postal code: N19 5NF

Country: United Kingdom

For the attention of: Jenny Kervarrec

E-mail: rf.ppstenders@nhs.net

Telephone: +44 207993229

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

Official name: The Whittington Hospital NHS Trust

Postal address: Magdala Avenue

Town: London

Postal code: N19 5NF

Country: United Kingdom

For the attention of: Jenny Kervarrec

E-mail: rf.ppstenders@nhs.net

Telephone: +44 207993229

Tenders or requests to participate must be submitted: Official name: The Whittington Hospital NHS Trust

Postal address: Magdala Avenue

Town: London

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Country: United Kingdom

For the attention of: Jenny Kervarrec

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I.2. Type of the contracting authority

Regional or local authority

I.3. Main activity

General public services

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 Estate 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

NUTS code UK United Kingdom

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 Whittington Hospital NHS Trust (the Trust) is seeking a partner (the Partner) to deliver innovative estate proposals (including commercial and income generating opportunities) at pace to maximise the value of the estate to support clinical strategy and integrated health and social care objectives that will improve the quality of care for patients and drive efficiencies in the Trust's operations, maximize income or reduce costs to the Trust.

This opportunity includes potentially (but not limited to): implementation of the Trust's estate strategy; estates rationalisation; capital programme planning; master-planning; raising finance and investment; strategic non-clinical or clinical service transformation planning; healthcare planning in relation to the configuration of services in the estate; and also the procurement and project/contract management of a range of services in relation to the delivery of New Projects (including construction and FM) and Secondary Services (as defined below). These services are expected to be provided through a joint venture body (JV) established between the Trust and the Partner.

New Projects may involve (but are not limited to) capital works; medical equipment 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. 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. 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 facility support services (soft FM and hard FM services), customer satisfaction services, IM&T and corporate back office services ('Secondary Services')). Further details of the Secondary Services can be found in the MOI. 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 Partner will provide the Priority Services through the JV upon appointment or shortly after. Priority Services comprise of Strategic Estates Services and Integrator Services.

Strategic Estates Services: These include the provision of consultancy support services to provide: estates strategy advice (with a focus on achieving efficiencies); updating the existing estates strategy to support the Trust's clinical strategy and drive efficiency in its' operations; and 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 Trust's estate. The Partner is also expected to provide access to, arrange and deliver private sector capital where required to finance New Projects.

Initial New Projects details are provided in the MOI (see below).

Integrator Services: To ensure value for money when capital projects and services are required as may be approved by the Trust (and in observing EU procurement principles on the Trust's behalf) it is expected that the Partner, through the JV, will provide assistance and support to the Trust in relation to any secondary procurement. The Partner (through the JV) will therefore provide an integrator role in supporting the procurement of and coordinating third-party providers to deliver capital projects and services for the benefit of the Trust, as may be approved once the JV is established. This integrator role includes the provision of operational project management services to the Trust in procuring, co-ordinating and managing external contractors engaged to deliver any proposed and approved New Projects or Secondary Services.

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.

Please note that the Trust has appointed UCLPartners Procurement Service ('PPS') as the delivery partner for this procurement. To access the tender documentation and to submit your response please visit the London Procurement Partnership e-tendering portal at www.lpp sourcing.org

II.1.6. CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71247000 Supervision of building work, 71315210 Building services consultancy services, 71510000 Site-investigation services, 71324000 Quantity surveying services, 71410000 Urban planning services, 90712000 Environmental planning, 70110000 Development services of real estate, 90713000 Environmental issues consultancy services, 71314200 Energy-management services, 70320000 Land rental or sale services, 70332000 Non-residential property services, 70331000 Residential property services, 71315300 Building surveying services, 71315400 Building-inspection services, 50710000 Repair and maintenance services of electrical and mechanical building installations, 90911200 Building-cleaning 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, 90500000 Refuse and waste related services , 71317200 Health and safety services, 79994000 Contract administration services, 79996000

Business organisation services, 75112000 Administrative services for business operations, 75122000 Administrative healthcare services, 66000000 Financial and insurance services, 71311300 Infrastructure works consultancy services, 71314300 Energy-efficiency consultancy services, 71313450 Environmental monitoring for construction, 48000000 Software package and information systems, 50312600 Maintenance and repair of information technology equipment, 72000000 IT services: consulting, software development, Internet and support, 79993000 Building and facilities management services, 85140000 Miscellaneous health services, 90922000 Pest-control 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

II.1.9. Information about variants

Variants will be accepted: yes

II.2. Scope of the procurement

II.2.1. Total quantity or scope

Estimated value excluding VAT:

Range: between 30 000 000 and 300 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The contract between the Trust 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.

Provisional timetable for recourse to these options:

Duration in days: 0 (from the award of the contract)

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: 1

In the case of renewable supplies or service contracts, estimated timeframe for subsequent contracts:

in months: 60 (from the award of the contract)

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

Duration in months: 120 (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

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

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 Trust 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 Provider 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 of the European Parliament and of the Council and Regulations 57 to 63 of the Public Contracts Regulations 2015 (as amended) and as set out in the Standard Selection questionnaire available from the address in Section I.3 (Communication) above.

III.2.2. Economic and financial ability

List and brief description of conditions: Information and formalities necessary for evaluating if the requirements are met: In accordance with Articles 57 to 63 of Directive 2014/24/EU of the European Parliament and of the Council and Regulations 57 to 63 of the Public Contracts Regulations 2015 (as amended) and as set out in the Standard Selection questionnaire. Minimum level(s) of standards possibly required: As set out in the Standard Selection 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 of the European Parliament and of the Council and Regulations 57 to 63 of the Public Contracts Regulations 2015 (as amended) and as set out in the Standard Selection Questionnaire which is available from the address in section I.1.

Minimum level(s) of standards possibly required:

As set out in the Standard Selection 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 Standard Selection 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

2631

IV.3.2. Previous publication concerning this procedure

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: 21.11.2016 - 12:00

Payable documents: no

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

21.11.2016 - 12:00

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

2.12.2016

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

Persons authorised to be present at the opening of tenders: no

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.1.5 and II.2.6. The estimated value represents the potential value of new capital projects and refurbishments which the Partner may be required to deliver over the 10-15 year partnership period only. This does not include the remuneration the Partner may earn for supporting the Trust in transforming procuring, supply chain managing Secondary Services, as it is difficult to provide an accurate projection of the potential returns as this will depend on the extent to which the Partner is asked to consider these by the Trust in the future. The mechanism for remuneration in relation to any potential Secondary Services will be explored as part of the competitive dialogue process. The Lower figure shown is an Estimate of the Priority Projects listed in the MOI and the higher figure the estimated value of the Projects over the period of the Contract. 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 Trust to be managed by the JV, the performance of the Partner, market conditions, and the arrangements for financing activities and sharing returns agreed 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. Section II.1.9 (Variants) — The Trust 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 IV.3.3 (Conditions for obtaining documents) — Further details of the opportunity are provided in the Memorandum of Information (MOI) accompanying the Standard Selection Questionnaire which can be obtained as part of the procurement documents made available through the website address <http://www.lppsourcing.org>. It is anticipated that the invitation to participate in dialogue will be sent to short-listed bidders in December. Section IV.3.4 (Time-limit for requests to participate) — Expressions of interest must be by way of completion and return of the Standard Selection Questionnaire (in accordance with the requirements set out in the Standard Selection 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. The Trust reserves the right not to consider expressions of interest delivered after the date and time specified or to a different address, electronically or otherwise. Should you experience any problems with <http://www.lppsourcing.org> then please contact the portal help desk. A Bidders' Event will be held on 11th November between 13:00 and 14:30 WEC Room 10 Please contact rf.ppstenders@nhs.net for further details and to book places. The Trust 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. 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 Trust's intended approach in the procurement process and are for general information only. The Trust reserves 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.

VI.4. Procedures for review

VI.4.1. Review body

Official name: The Whittington Hospital NHS Trust
Postal address: Magdala Avenue
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Postal code: N19 5NF
Country: United Kingdom
E-mail: rf.ppstenders@nhs.net

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 (as amended).

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

VI.5. Date of dispatch of this notice

21.10.2016