

UK-Edinburgh: construction work for buildings relating to health

OJ S 235/2012 06/12/2012

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Lothian NHS Board
Postal address: Waverley Gate, 2-4 Waterloo Place
Town: Edinburgh
Postal code: EH1 3EG
Country: United Kingdom
Contact person: Re-provision of RHSC and DCN
For the attention of: Brian Currie, Project Director
E-mail: RHSCandDCN@nhslothian.scot.nhs.uk
Telephone: +44 1315365079

Internet address(es):

General address of the contracting authority: <http://www.nhslothian.scot.nhs.uk/>
Address of the buyer profile: http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00326

Additional information can be obtained from:

Official name: Lothian NHS Board
Postal address: Project Office, 56 Canaan Lane
Town: Edinburgh
Postal code: EH10 4SG
Country: United Kingdom
Contact person: Re-provision of RHSC and DCN
For the attention of: Brian Currie, Project Director
E-mail: RHSCandDCN@nhslothian.scot.nhs.uk
Telephone: +44 1315365079

Internet address: http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00326

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

Official name: Lothian NHS Board
Postal address: Project Office, 56 Canaan Lane
Town: Edinburgh
Postal code: EH10 4SG
Country: United Kingdom
For the attention of: Brian Currie, Project Director
E-mail: RHSCandDCN@nhslothian.scot.nhs.uk
Telephone: +44 1315365079

Internet address: http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00326

Tenders or requests to participate must be submitted: Official name: Lothian NHS Board
Postal address: Project Office, 56 Canaan Lane

Town: Edinburgh
Postal code: EH10 4SG
Country: United Kingdom
Contact person: Re-provision of RHSC and DCN
For the attention of: Brian Currie, Project Director
E-mail: RHSCandDCN@nhslothian.scot.nhs.uk
Telephone: +44 1315365079
Internet address: http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00326

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

Re-provision of RHSC and DCN at Little France.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

Main site or place of performance: Site of the Royal Infirmary of Edinburgh, Little France, Edinburgh.

NUTS code UKM25 Edinburgh

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)

To procure through a non-profit distributing model (NPD) the delivery of, including the design, construction, financing and/or the provision of certain non-clinical management services, a new facility for a combined stand-alone Royal Hospital for Sick Children (RHSC) and Department of Clinical Neurosciences (DCN). The Project will also include: the delivery of a dedicated energy centre to service the facility; interface enabling works; installation and commissioning of Information and Communications Technology (ICT) infrastructure; supply, installation and maintenance of other associated works. The Project will include some elements of equipment, excluding specialist medical. The facility is to be delivered at the Little France Site, next to the Royal Infirmary of Edinburgh (an existing PFI site). The precise scope of services will be set out in the Information Memorandum and Pre-Qualification Questionnaire document which is available to suppliers registering their interest in this notice on the Public Contracts Scotland web site at <http://www.publiccontractsscotland.gov.uk>. The Scottish Government, through the Scottish

Government Health and Social Care Directorates, has confirmed the terms under which it is prepared to provide financial support to the Board in relation to the Project and the Board is confident and content that these terms can be satisfied. The Board reserves the right to consider alternative financing, funding and/or contractual arrangements to support the delivery of this Project (including, without limitation, capital injections, by the Board).

Note: to register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland web site at http://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=243392.

II.1.6. CPV code(s)

45215100 Construction work for buildings relating to health, 50700000 Repair and maintenance services of building installations, 79993000 Building and facilities management services, 98341000 Accommodation services, 51410000 Installation services of medical equipment, 71314200 Energy-management services, 66515200 Property insurance services, 45314300 Installation of cable infrastructure, 35121000 Security equipment, 31625200 Fire-alarm systems, 90922000 Pest-control services, 77314000 Grounds maintenance services, 72253100 Helpdesk services, 45452000 Exterior cleaning work for buildings

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: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

Estimated value excluding VAT:

Range: between 140 000 000 and 165 000 000 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

Duration in months: 336 (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

Parent company or other guarantees may be required in certain circumstances. Full details to be set out in the Pre-Qualification Questionnaire and contract documents.

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

Finance to be provided by the Private Sector Partner in accordance with the Scottish Government's NPD Initiative. Full details to be set out in the ITPD and contract documents.

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

An NPD company as per the Scottish Government's NPD Initiative. Full details to be set out in the ITPD and contract documents.

III.1.4. Contract performance conditions

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

Description of particular conditions: The successful Private Sector Partner may be required to actively participate in the achievement of social and/or environmental objectives in the delivery of the Project. Accordingly, contract performance conditions may relate in particular to social, environmental or other corporate social responsibility considerations. The contractor and its supply chain will be required to actively participate in the achievement of social objectives relating to participation in skills development, employment and training programme in accordance with the Board's Employment and Skills Strategy and other added value contributions to support community programmes supported by the Board. Further details of any conditions or specific requirements will be set out in the ITPD and contract documents.

III.2. Conditions for participation

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

III.2.2. Economic and financial ability

List and brief description of conditions: Parties expressing an interest in the Project will be required to complete a pre-qualification questionnaire to evaluate and verify financial standing and professional and technical capacity in accordance with Regulations 23 to 26 of the Public Contracts (Scotland) Regulations 2012. Full details to be set out in the pre-qualification questionnaire.

Minimum level(s) of standards possibly required: Certain minimum standards will apply. Full details set out in the pre-qualification questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

Parties expressing an interest in the Project will be required to complete a pre-qualification questionnaire to evaluate and verify financial standing and professional and technical capacity in accordance with Regulations 23 to 26 of the Public Contracts (Scotland) Regulations 2012. Full details to be set out in the pre-qualification questionnaire.

Minimum level(s) of standards possibly required:

Certain minimum standards will apply. Full details 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

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

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 number of candidates: 3

Objective criteria for choosing the limited number of candidates: Full details to be set out in the pre-qualification questionnaire.

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

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

21.1.2013 - 12:00

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

11.3.2013

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

VI.2. Information about European Union funds

VI.3. Additional information

1. In November 2012, the Scottish Government Draft Budget set out proposals to take forward a number of capital infrastructure developments across Scotland using a revenue funded model. Both the RHSC and DCN projects were specifically highlighted as projects to be procured under the revised funding model, or a Non-Profit Distributing (NPD) organisation (the form of public-private partnership preferred by the Scottish Government). The Board is seeking a Private Sector Partner to participate and invest in the RHSC and DCN at Little France NPD

Project for which Outline Business Case has been approved by the Scottish Government Health and Social Care Directorate and planning permission in principle has been received;

2. Interested parties should express interest, receive and submit pre-qualification questionnaire submissions via the Public Contracts Scotland website at <http://www.publiccontractsscotland.gov.uk>;
3. A bidders' day will be held on 13 December 2012 for those parties interested in the Project. Interested parties will find information on the bidders' event and registration details on the Public Contracts Scotland website at <http://www.publiccontractsscotland.gov.uk>;
4. The new facility is to be delivered as a stand alone new build but as it will be located on the existing site of the Royal Infirmary of Edinburgh, to ensure clinical efficiencies there will be physical and operational links between the new facility and the Royal Infirmary of Edinburgh, including but not limited to 1) connecting works and services mainly in terms of infrastructure associated with ICT, security, data and fire alarm systems and 2) a physical link connection. The Project shall also include interface enabling works;
5. The range of estimated value stated is in connection with the design and build activities of this Project;
6. The anticipated duration will be 300 months (or 25 years) operational plus the period of construction. The total anticipated duration is therefore 336 months (or 28 years) from the award of the contract.

(SC Ref:243392).

VI.4. Procedures for review

VI.4.1. Review body

Official name: Lothian NHS Board
Postal address: Waverley Gate 2-4 Waterloo Place
Town: Edinburgh
Postal code: EH1 3EG
Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Board will notify economic operators who submitted a tender or (where no deselection notification has previously been made) applied to be selected to tender, of its decision to award the contract which notification will contain among other information, a summary of the reasons why the economic operator was unsuccessful. The notification will incorporate a 'standstill period' of a minimum of 10 clear calendar days (or a minimum of 15 if the communication method used is not electronic) between the date on which the Board dispatches the notice and the date on which the Board proposes to conclude the relevant contract. The bringing of court proceedings against the Board during the standstill period will automatically continue the prohibition on entering into the contract until court proceedings are determined, discounted or disposed of, or the court, by interim order, brings to an end the prohibition. The remedies that may be awarded by the courts before the contract has been entered include the setting aside of the decision to award the contract to the winning tenderer. The bringing of court proceedings against the Board after the contract has been entered into will not affect the contract unless grounds for the imposition of special penalties under the Public Contract (Scotland) Regulations 2012 can be established. Otherwise the remedies that may be awarded by the courts where the contract has been entered into are limited to the award of damages. Economic operators are entitled to write to the Board after receipt of the notification should they require further clarification. The Board will response within 15 days of such a written request, but it should be noted that receipt by the Board of such request during the standstill period may not prevent the Board from awarding

the contract following the expiry of the standstill period. Where an economic operator is dissatisfied with the Board's response to its request for clarification, or that the contract has been concluded in breach of the Public Contracts (Scotland) Regulations 2012, such economic operator is advised to promptly seek independent legal advice.

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

VI.5. Date of dispatch of this notice

5.12.2012