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**United Kingdom-Cardiff: Hospital facilities construction work
2020/S 019-040645**

Prior information notice

This notice is for prior information only

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1) Name and addresses

Official name: Velindre University NHS Trust

Postal address: Transforming Cancer Services Programme, Velindre Cancer Centre, Whitchurch

Town: Cardiff

NUTS code: UKL22

Postal code: CF14 2TL

Country: United Kingdom

Contact person: Mark Ash, Assistant Project Director — Finance and Commercials

E-mail: TCS.Contracts@wales.nhs.uk

Telephone: +44 2920615888

Internet address(es):

Main address: <http://www.transformingcancerservices.wales>

I.2) Information about joint procurement

I.3) Communication

Additional information can be obtained from the abovementioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title:

New Velindre Cancer Centre MIM Project

II.1.2) Main CPV code

45215140

II.1.3) Type of contract

Works

II.1.4) Short description:

Velindre University NHS Trust (the 'Contracting Authority') intends to seek tenders for the design, construction, finance and maintenance of the new Velindre Cancer Centre (the 'Project'), which will be situated on a greenfield site, owned by the Contracting Authority, at Whitchurch, North Cardiff. The Contracting Authority proposes to procure the project through the Welsh Government's Mutual Investment Model (MIM) which is a specific model for procuring public private partnerships in Wales.

The new state of the art cancer centre facility (anticipated to be approximately 32 500 m square) is to be designed, financed, constructed and maintained by the economic operator who is awarded the contract (the 'Successful Participant') to support the vision and aims detailed within the Velindre University NHS Trust publication 'Velindre Cancer Strategy 2016-26. Shaping our Future Together'.

The purpose of this PIN is to notify prospective bidders of a pre-tender market engagement exercise and the estimated date of publication of the contract notice. This is not a call for competition.

Any formal procurement process subsequently undertaken will be in accordance with the competitive dialogue procedure (Reg.30, Public Contracts Regulations 2015) and will be advertised under a separate contract notice.

II.1.5) **Estimated total value**

Value excluding VAT: 180 000 000.00 GBP

II.1.6) **Information about lots**

This contract is divided into lots: no

II.2) **Description**

II.2.1) **Title:**

II.2.2) **Additional CPV code(s)**

45215100

45000000

45100000

45300000

45400000

71200000

71300000

79993100

77314000

72253100

79993000

98341000

51410000

71314200

45314300

45452000

50700000

II.2.3) **Place of performance**

NUTS code: UKL22

Main site or place of performance:

Whitchurch, Cardiff

II.2.4) **Description of the procurement:**

The Contracting Authority intends to seek tenders for the Project.

The Contracting Authority's vision for the project is for a Velindre Cancer Centre which has the strength to last for the long-term, which promotes excellence in future cancer services and which exceeds the expectations of the future generations who use it.

We expect the Project to deliver the requirements of the Well-Being of Future Generations (Wales) Act 2015.

The current Velindre Cancer Centre was built in 1956, has been repeatedly extended and is now fast approaching the end of its useful life. The Project is one of 3 pathfinder projects for the Welsh Government's innovative Mutual Investment Model (MIM) Programme. The Programme has been established to support investment in capital infrastructure in Wales.

The preferred site for the Project is located in Whitchurch, North Cardiff. It is part of the NHS Wales estate and outline planning permission was granted in March 2018.

The Contracting Authority is undertaking enabling works to prepare the site for the new Velindre Cancer Centre MIM Project.

The main access for the site will be through the neighbouring Asda estate. Access agreements have been secured with Asda that deal with the conditions applicable to the use of such access. Additional construction access is also being secured through another entrance.

The Contracting Authority has a reference design for the new cancer centre. It has been used to achieve outline planning permission and to assess the practicality of, and affordability of, the Project. The reference design will be used as a reference tool in the procurement and dialogue process. It is assumed the design will be improved upon by each bidder's own proposals.

As required under the MIM Standard Form Project Agreement — Accommodation, 'soft FM' services will be retained by the Contracting Authority and elements of 'hard FM' services will be carried out by the successful participant during the operational phase of the contract.

It is anticipated that as part of the Project, the successful participant will provide the hard facilities management to the building and an element of external grounds for the new cancer centre. This will include provision of programmed maintenance, asset lifecycle replacement and reactive maintenance, helpdesk services, interface services, performance monitoring and reporting.

The cancer centre includes radiotherapy treatment equipment that will be procured separately by the Contracting Authority and interfaced with the project operations under the MIM Project. The Contracting Authority will be responsible for the specification, selection, procurement, commissioning, maintenance, replacement, decommissioning and disposal of such equipment. It is anticipated that the successful participant will be responsible for the installation.

The Contracting Authority will shortly provide an opportunity for prospective bidders to engage with it on the structure and the key commercial terms of the Project. A confidential 2 and half hour meeting with the Contracting Authority's Project Team, along with representation from the Welsh Government, will be organised to facilitate this engagement. Details of how to register interest to attend such market engagement meetings can be obtained by emailing: TCS.Contracts@wales.nhs.uk

The Contracting Authority will also make available supporting information to those who register interest, providing an overview of the Project and the key commercial terms of the Project. Such supporting information is intended to facilitate engagement around a number of key themes.

The public sector has the right to invest alongside one or more private sector equity providers. A 15 % equity investment by the public sector is envisaged for the Project.

II.2.14) **Additional information**

II.3) **Estimated date of publication of contract notice:**

15/05/2020

Section IV: Procedure

IV.1) **Description**

IV.1.8) **Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

Section VI: Complementary information

VI.3) **Additional information:**

The public sector equity participant ('WGCo') will undertake due diligence and an equity investment appraisal independently of procurement of the Project and will have no obligation to invest the quantum specified. It follows therefore that economic operators will be required to submit bids which are funded on the basis that no investment is made by the WGCo. Where WGCo does invest equity, it will do so on essentially the same terms as the private sector.

Economic operators participate in the procurement process entirely at their own risk and the Contracting Authority does not accept any liability in respect of costs incurred in relation to this procurement process. The Contracting Authority reserves the right in its absolute discretion to not proceed with the procurement. The Contracting Authority may elect to discontinue or suspend the procurement at any time. The Contracting Authority may do so without responsibility or liability to any interested party resulting from such decision not to proceed, discontinuation or suspension, including any liability for any costs or expenditure incurred by, or inconvenience caused.

Nothing in this PIN commits the Contracting Authority to pursue any procurement and any information contained is provided on a non-committal and non-binding basis.

This notice is being placed by NHS Wales Shared Services Partnership — Procurement Services. For the purpose of this procurement, the awarding authority will be Velindre University NHS Trust.

Any responses to the PIN and to register your interest to attend a market engagement meeting and/or obtain the supporting information please email: TCS.Contracts@wales.nhs.uk .

(WA Ref:98958)

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

23/01/2020