

United Kingdom-Yeovil: Construction work
OJ S 225/2016 22/11/2016
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Yeovil District Hospital NHS Foundation Trust

Postal address: Yeovil District Hospital, Higher Kingston

Town: Yeovil

NUTS code: UK United Kingdom

Postal code: BA21 4AT

Country: United Kingdom

Contact person: Helen Cairns

E-mail: picframework@shoosmiths.co.uk

Telephone: +44 3700863000

Internet address(es):

Main address: <http://www.yeovilhospital.co.uk/>

Address of the buyer profile: http://www.mytenders.org/search/Search_AuthProfile.aspx?ID=AA38769

I.2. Information about joint procurement

The contract is awarded by a central purchasing body

I.3. Communication

Access to the procurement documents is restricted. Further information can be obtained at:

<https://collaborate.shoosmiths.co.uk/shoosmiths/LoginRequiredPage.action>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://collaborate.shoosmiths.co.uk/shoosmiths/LoginRequiredPage.action>

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

Private Investment Construction ('PIC') Framework.

II.1.2. Main CPV code

45000000 Construction work

II.1.3. Type of contract

Works

II.1.4. Short description

Yeovil District Hospital NHS Foundation Trust (the 'Trust') seeks to establish a multi-supplier framework for construction works & associated services divided into 2 geographic Lots:

Lot 1: England and Wales

Lot 2: South and Central.

Other public and private sector organisations are entitled to access the framework through an access agreement with the Trust. This is a mixed procurement, the main subject is construction works. However, contracts awarded under the framework will also cover the provision of associated goods and services in accordance with the call-off contract terms. Typical projects expected under the framework include construction and refurbishment of clinical and non-clinical facilities (not including facilities management services).

Building Contracts awarded under the Framework Agreement will be based on JCT standard forms of contract (drafts of which are available to interested organisations). For full details refer to the Selection Questionnaire and associated documents.

II.1.5. Estimated total value

Value excluding VAT: 800 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 2

II.2. Description

II.2.1. Title

Private Investment Construction ('PIC') Framework- Lot 1 (England and Wales)

Lot No: 1

II.2.2. Additional CPV code(s)

44000000 Construction structures and materials; auxiliary products to construction (except electric apparatus), 44100000 Construction materials and associated items, 44110000 Construction materials, 44111000 Building materials, 44140000 Products related to construction materials, 44190000 Miscellaneous construction materials, 44191000 Miscellaneous construction materials in wood, 44192000 Other miscellaneous construction materials, 44200000 Structural products, 44210000 Structures and parts of structures, 44211000 Prefabricated buildings, 44211100 Modular and portable buildings, 44212380 Parts of structures, 45000000 Construction work, 45100000 Site preparation work, 45110000 Building demolition and wrecking work and earthmoving work, 45111000 Demolition, site preparation and clearance work, 45111100 Demolition work, 45111200 Site preparation and clearance work, 45111213 Site-clearance work, 45111250 Ground investigation work, 45111291 Site-development work, 45111300 Dismantling works, 45112000 Excavating and earthmoving work, 45113000 Siteworks, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211100 Construction work for houses, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211350 Multi-functional buildings construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212411 Hotel construction work, 45213000 Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport, 45214000 Construction work for buildings

relating to education and research, 45214300 Construction work for college buildings, 45214310 Vocational college construction work, 45214320 Technical college construction work , 45214610 Laboratory building construction work, 45214620 Research and testing facilities construction work, 45214630 Scientific installations, 45215100 Construction work for buildings relating to health, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215120 Special medical building construction work, 45215130 Clinic construction work, 45215140 Hospital facilities construction work, 45215141 Operating theatre construction work, 45215142 Intensive-care unit construction work, 45215143 Diagnostic screening room construction work, 45215144 Screening rooms construction work, 45215200 Construction work for social services buildings, 45215212 Retirement home construction work, 45215213 Nursing home construction work, 45215214 Residential homes construction work, 45216000 Construction work for buildings relating to law and order or emergency services and for military buildings, 45220000 Engineering works and construction works, 45223300 Parking lot construction work, 45251000 Construction works for power plants and heating plants, 45260000 Roof works and other special trade construction works, 45300000 Building installation work, 45400000 Building completion work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50711000 Repair and maintenance services of electrical building installations, 50712000 Repair and maintenance services of mechanical building installations, 51000000 Installation services (except software), 51100000 Installation services of electrical and mechanical equipment, 51400000 Installation services of medical and surgical equipment, 51500000 Installation services of machinery and equipment, 51600000 Installation services of computers and office equipment, 51700000 Installation services of fire protection equipment, 70000000 Real estate services, 71000000 Architectural, construction, engineering and inspection services, 71210000 Advisory architectural services, 71222000 Architectural services for outdoor areas, 71247000 Supervision of building work, 71300000 Engineering services, 71311300 Infrastructure works consultancy services, 71314200 Energy-management services, 71314300 Energy-efficiency consultancy services, 71322200 Pipeline-design services, 71324000 Quantity surveying services, 71315000 Building services, 71320000 Engineering design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71322000 Engineering design services for the construction of civil engineering works, 71351500 Ground investigation services, 71400000 Urban planning and landscape architectural services, 71500000 Construction-related services, 71510000 Site-investigation services, 71520000 Construction supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71541000 Construction project management services, 71521000 Construction-site supervision services, 71800000 Consulting services for water-supply and waste consultancy, 71900000 Laboratory services, 44212000 Structural products and parts except prefabricated buildings, 71200000 Architectural and related services

II.2.3. Place of performance

NUTS code: UK United Kingdom

Main site or place of performance: Projects will be located in England and Wales.

II.2.4. Description of the procurement

The new PIC Framework will enable the Trust and a range of public and private sector clients to procure construction services for projects funded through private capital. Clients (being those organisations entitled to access the framework) are listed or referred to in section VI.3 of this notice.

With an estimated construction value of up to 800 000 000 GBP (across both Lots) over four years, the framework will be a key tool for the delivery of a range of developments, giving contractor partner members access to construction projects across the acute, primary care, community care and elderly care sectors.

It will provide the qualifying participants with a mechanism for the delivery of public sector infrastructure works, creating a quick, efficient and flexible vehicle for accessing high quality and experienced building contractors for the construction of projects developed using private funding.

Designed around the JCT form of building contract, it will ensure a robust contract structure that responds to investor and funder requirements. In satisfying the transfer of risk, the framework will therefore provide a vehicle for accessing vital sources of private funding, rather than being driven by the availability of public sector capital.

Covering the provision of building works and services, the framework will enable the Trust and other public and private sector clients to deliver a range of new projects, including cutting-edge facilities to provide additional services; deliver new models of care; support research, training and development; aid recruitment and retention; and improve the environment for patients, visitors and staff.

This will include projects delivered through the Yeovil Estates Partnership — the Trust's strategic joint venture.

The Trust has instructed Prime Contractor Framework Management Co. Limited — a wholly owned subsidiary company of Prime — to act as Framework Manager. Prime is the Trust's private sector development and investment partner (being a 50 % joint venture partner in Partnering Solutions (Yeovil) Limited, which in turn is the joint venture partner with the Trust in Yeovil Estates Partnership LLP). The Framework Manager will be responsible for establishing and managing the framework for the Trust.

Following a 'call-off', it is envisaged that a contractor partner (or, on rare occasions, two contractor partners) will initially be appointed under a Pre-Construction Services Agreement (PCSA) prior to the award of the main Building Contract (although there is the flexibility for a building contract to be awarded without a prior PCSA) if the project reaches financial close. A PCSA or Building Contract may be awarded through either a direct award or a mini-competition (depending on the anticipated value of the eventual Building Contract and requirements of the client).

The purpose of the PCSA stage is to enable the contractor to work with the employer and its design team to develop the project through feasibility to outline design and enable the employer to assist the client in securing a robust Outline Business Case approval. This process will lead to the stage whereby a planning application can be made, and thereafter for the detailed design to be finalised and priced (within the budget).

A call-off process may relate to a single project or a series of related works (a 'Bulk Call-Off'). A contractor appointed under a PCSA and/or Building Contract will be required to competitively procure its supply chain in accordance with the Contract Documents. For further information see the Selection Questionnaire and associated documents.

Lot 1 will have national coverage across England and Wales and is intended for larger Contractor Partners to deliver schemes with a contract value generally in excess of GBP 10million or outside the Lot 2 area. However, clients will be entitled to choose which Lot to procure its contractor partner from.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 800 000 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

II.2.14. Additional information

The Trust reserves the right to cancel this procurement process at any stage; not to award any contract as a result of this procurement process; and to make changes as it may require to the procurement process or documentation.

In no circumstances will the Trust be liable for any costs incurred by bidders.

II.2. Description**II.2.1. Title**

Private Investment Construction ('PIC') Framework- Lot 2 (England and Wales)

Lot No: 2

II.2.2. Additional CPV code(s)

44000000 Construction structures and materials; auxiliary products to construction (except electric apparatus), 44100000 Construction materials and associated items, 44110000 Construction materials, 44111000 Building materials, 44140000 Products related to construction materials, 44190000 Miscellaneous construction materials, 44191000 Miscellaneous construction materials in wood, 44192000 Other miscellaneous construction materials, 44200000 Structural products, 44210000 Structures and parts of structures, 44211000 Prefabricated buildings, 44211100 Modular and portable buildings, 44212000 Structural products and parts except prefabricated buildings, 44212380 Parts of structures, 45000000 Construction work, 45100000 Site preparation work, 45110000 Building demolition and wrecking work and earthmoving work, 45111000 Demolition, site preparation and clearance work, 45111100 Demolition work, 45111200 Site preparation and clearance work, 45111213 Site-clearance work, 45111250 Ground investigation work, 45111291 Site-development work, 45111300 Dismantling works, 45112000 Excavating and earthmoving work , 45113000 Siteworks, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211100 Construction work for houses, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211350 Multi-functional buildings construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212411 Hotel construction work, 45213000 Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport, 45214000 Construction work for buildings

relating to education and research, 45214300 Construction work for college buildings, 45214310 Vocational college construction work, 45214320 Technical college construction work , 45214610 Laboratory building construction work, 45214620 Research and testing facilities construction work, 45214630 Scientific installations, 45215100 Construction work for buildings relating to health, 45215000 Construction work for buildings relating to health and social services, for crematoriums and public conveniences, 45215120 Special medical building construction work, 45215130 Clinic construction work, 45215140 Hospital facilities construction work, 45215141 Operating theatre construction work, 45215142 Intensive-care unit construction work, 45215143 Diagnostic screening room construction work, 45215144 Screening rooms construction work, 45215200 Construction work for social services buildings, 45215212 Retirement home construction work, 45215213 Nursing home construction work, 45215214 Residential homes construction work, 45216000 Construction work for buildings relating to law and order or emergency services and for military buildings, 45220000 Engineering works and construction works, 45223300 Parking lot construction work, 45251000 Construction works for power plants and heating plants, 45260000 Roof works and other special trade construction works, 45300000 Building installation work, 45400000 Building completion work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50711000 Repair and maintenance services of electrical building installations, 50712000 Repair and maintenance services of mechanical building installations, 51000000 Installation services (except software), 51100000 Installation services of electrical and mechanical equipment, 51400000 Installation services of medical and surgical equipment, 51500000 Installation services of machinery and equipment, 51600000 Installation services of computers and office equipment, 51700000 Installation services of fire protection equipment, 70000000 Real estate services, 71000000 Architectural, construction, engineering and inspection services, 71200000 Architectural and related services, 71210000 Advisory architectural services, 71222000 Architectural services for outdoor areas, 71247000 Supervision of building work, 71300000 Engineering services, 71311300 Infrastructure works consultancy services, 71314200 Energy-management services, 71314300 Energy-efficiency consultancy services, 71322200 Pipeline-design services, 71324000 Quantity surveying services, 71315000 Building services, 71320000 Engineering design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71322000 Engineering design services for the construction of civil engineering works, 71351500 Ground investigation services, 71400000 Urban planning and landscape architectural services, 71500000 Construction-related services, 71510000 Site-investigation services, 71520000 Construction supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71541000 Construction project management services, 71521000 Construction-site supervision services, 71800000 Consulting services for water-supply and waste consultancy, 71900000 Laboratory services

II.2.3. Place of performance

NUTS code: UK United Kingdom

Main site or place of performance: Bristol Devon Dorset Gloucestershire Hampshire Herefordshire Hertfordshire Leicestershire Oxfordshire Shropshire Somerset Staffordshire Warwickshire West Midlands Worcestershire Wiltshire.

II.2.4. Description of the procurement

The new PIC Framework will enable the Trust and a range of public and private sector clients to procure construction services for projects funded through private capital. Clients (being those organisations entitled to access the framework) are listed or referred to in section VI.3 of this notice.

With an estimated construction value of up to 800 000 000 GBP (across both Lots) over four years, the framework will be a key tool for the delivery of a range of developments, giving contractor partner members access to construction projects across the acute, primary care, community care and elderly care sectors.

It will provide the qualifying participants with a mechanism for the delivery of public sector infrastructure works, creating a quick, efficient and flexible vehicle for accessing high quality and experienced building contractors for the construction of projects developed using private funding.

Designed around the JCT form of building contract, it will ensure a robust contract structure that responds to investor and funder requirements. In satisfying the transfer of risk, the framework will therefore provide a vehicle for accessing vital sources of private funding, rather than being driven by the availability of public sector capital.

Covering the provision of building works and services, the framework will enable the Trust and other public and private sector clients to deliver a range of new projects, including cutting-edge facilities to provide additional services; deliver new models of care; support research, training and development; aid recruitment and retention; and improve the environment for patients, visitors and staff.

This will include projects delivered through the Yeovil Estates Partnership — the Trust's strategic joint venture.

The Trust has instructed Prime Contractor Framework Management Co. Limited — a wholly owned subsidiary company of Prime — to act as Framework Manager. Prime is the Trust's private sector development and investment partner (being a 50 % joint venture partner in Partnering Solutions (Yeovil) Limited, which in turn is the joint venture partner with the Trust in Yeovil Estates Partnership LLP). The Framework Manager will be responsible for establishing and managing the framework for the Trust.

Following a 'call-off', it is envisaged that a contractor partner (or, on rare occasions, two contractor partners) will initially be appointed under a Pre-Construction Services Agreement (PCSA) prior to the award of the main Building Contract (although there is the flexibility for a building contract to be awarded without a prior PCSA) if the project reaches financial close. A PCSA or Building Contract may be awarded through either a direct award or a mini-competition (depending on the anticipated value of the eventual Building Contract and requirements of the client).

The purpose of the PCSA stage is to enable the contractor to work with the employer and its design team to develop the project through feasibility to outline design and enable the employer to assist the client in securing a robust Outline Business Case approval. This process will lead to the stage whereby a planning application can be made, and thereafter for the detailed design to be finalised and priced (within the budget).

A call-off process may relate to a single project or a series of related works (a 'Bulk Call-Off'). A contractor appointed under a PCSA and/or Building Contract will be required to competitively procure its supply chain in accordance with the Contract Documents. For further information see the Selection Questionnaire and associated documents.

Lot 2 is intended for smaller Contractor Partners (though Bidders can submit proposals to be included in both Lots if they can demonstrate both regional and national presence). However, clients will be entitled to choose which Lot to procure its contractor partner from.

II.2.5.

Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 800 000 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

II.2.14. Additional information

The Trust reserves the right to cancel this procurement process at any stage; not to award any contract as a result of this procurement process; and to make changes as it may require to the procurement process or documentation.

In no circumstances will the Trust be liable for any costs incurred by bidders.

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

Any participant may be excluded in accordance with Regulation 57 of the Public Contract Regulations 2015. Details are provided in the Section Questionnaire and associated documents.

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

As set out in Selection Questionnaire.

Each successful bidder will enter in to a framework agreement with the Trust, the form of which is available for review by interested organisations. Building Contracts awarded under the Framework Agreement will be based on the JCT standard forms of contract (drafts of

which are available to interested organisations). The Trust reserves the right to amend the proposed contract terms at any stage in the procurement but it does not intend to do so. Bidders would be notified of any such changes (together with any consequential changes to the proposed procurement timetable).

All contract documents will be subject to English law and subject to the exclusive jurisdiction of the English courts.

All interested organisations must ensure they read and fully understand the requirements set out in the draft framework requirements documentation including any supporting documentation.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Restricted procedure

IV.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators Envisaged maximum number of participants to the framework agreement: 6

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

The procurement is covered by the Government Procurement Agreement: yes

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 19/12/2016 Local time: 12:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

Date: 17/01/2017

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 4 (from the date stated for receipt of tender)

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

The procurement documents are available on the Shoosmiths Collaborate system which can be accessed through <https://collaborate.shoosmiths.co.uk/shoosmiths/LoginRequiredPage.action> using email address picframework@shoosmiths.co.uk and password Picframework2017

It is anticipated that five to ten organisations will receive an Invitation to Tender for each Lot with three to six organisations being eventually appointed under each Lot.

The framework is intended to be available for use by the following bodies (and any future successors to them):

- (1) public sector organisations who have selected a Prime group company for the provision of services following (where necessary) a procurement process;
- (2) Prime's existing LIFT partners (BaS LIFT and Prima 200 LIFT);
- (3) University Hospital Southampton NHS Foundation Trust CEDP (for the delivery of projects being procured through the CEDP);
- (4) any future SEP partnerships, CEDP joint ventures or other public sector partnerships or joint ventures that Prime is a party to; and
- (5) any private sector organisations who have appointed Prime to provide development services.

The above bodies may include:

The Secretary of State for Health (as part of the Crown) acting through the Department of Health (DoH)

Executive agencies of the DoH

Special health authorities (<http://www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx>)

Non-departmental public bodies

Community Health Partnerships (<http://www.communityhealthpartnerships.co.uk/>)

General Practitioners (<http://www.gmc-uk.org/doctors/register/LRMP.asp>)

NHS Property Services — A limited company owned by DoH (<http://www.property.nhs.uk/>)

NHS Trusts set up by order of the Secretary of State under section 25 of, and Schedule 4 to, the National Health Service Act 2006 including:

1. Hospitals Trusts; (<http://www.nhs.uk/servicedirectories/pages/nhstrustlisitng.aspx>)
2. Ambulance Trusts (<http://www.nhs.uk/servicedirectories/pages/nhstrustlisitng.aspx>)
3. Mental Health Trusts (<http://www.nhs.uk/servicedirectories/pages/nhstrustlisitng.aspx>)
4. Community Care Trusts and
5. Acute Trusts (<http://www.nhs.uk/servicedirectories/pages/nhstrustlisitng.aspx>)

NHS Foundation Trusts (<http://www.nhs.uk/servicedirectories/pages/nhstrustlisitng.aspx>)

Clinical Commissioning Groups (CCGs) (<http://www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx>)

Primary Care Providers

Local Authorities in England (as defined by the Local Government Act 2000. <http://www.idea.gov.uk/idk/org/la-data.do>)

Central Government Authorities — As listed in Schedule 1 of the PCR2015. (<https://www.gov.uk/government/organisations>)

Third Sector Organisations and charities within the definition of the National Audit Office including and/or the Charities Act 2006. (<http://www.charitycommission.gov.uk/find-charities/>)

Registered Social Landlords providers of social housing (<https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>)

Educational Establishments — including schools, further education colleges and universities (<http://www.education.gov.uk/edubase/home.xhtml>)

Prime Plc (and any of its group companies).

Public Private Partnership LIFT Companies (a current list of which is available at <http://www.communityhealthpartnerships.co.uk/lift-companies>)

Public public or public private joint ventures involving any of the above bodies, including in particular any NHS Trust and/or NHS Foundation Trust that has entered in to a strategic estates partnership, CEDP joint venture or other public sector partnership or joint venture that a Prime group company is a party to during the term of the Framework.

A full list of the organisations (public and private) entitled to access the framework is available on Collaborate

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at http://www.myTenders.org/Search/Search_Switch.aspx?ID=188451.

(MT Ref:188451).

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Body responsible for mediation procedures

Official name: High Court

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.5. Date of dispatch of this notice

18/11/2016