

United Kingdom-Burton-upon-Trent: Architectural, construction, engineering and inspection services

OJ S 244/2014 18/12/2014

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Burton Hospitals NHS Foundation Trust

Postal address: Queen's Hospital, Belvedere Road

Town: Burton-upon-Trent

Postal code: DE13 0RB

Country: United Kingdom

For the attention of: Joseph Fowke

E-mail: joseph.fowke@burtonft.nhs.uk

Telephone: +44 1283511511

Internet address(es):General address of the contracting authority: <https://www.burtonhospitals.nhs.uk>Electronic access to information: <https://www.nhssourcing.co.uk>Electronic submission of tenders and requests to participate: <https://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**

Other: National Health Service Foundation Trust

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**

Burton Strategic Infrastructure and Efficiency 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 Trust's estate, property portfolio and locations of service delivery (including but not limited to future opportunities commissioned by other bodies and other opportunities pursued by the Trust) throughout the partnership period. This will predominately focus on the Trust's estate in Burton upon Trent, Lichfield and Tamworth but may also include a diverse range of sites acquired and used in respect of the Trust's activities including across Staffordshire, Warwickshire, Derbyshire and Birmingham.

NUTS code UKF East Midlands (England), UKG West Midlands (England)

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)

Burton Hospitals NHS Foundation Trust (the 'Trust') is interested in seeking a private sector partner ('Partner') to provide an intelligent infrastructure strategy function that will support the Trust's clinical strategy to enable service change, improve quality of care for patients and drive efficiency in the Trust's operations including potentially through (but not limited to): 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 including construction and FM services.

It is expected that these services will be provided to the Trust through the establishment of a joint venture body (JV) between the Trust and the Partner.

The Trust predominantly provides services from Queen's Hospital in Burton, Sir Robert Peel Community Hospital in Tamworth and Samuel Johnson Community Hospital in Lichfield. Both of the sites in Lichfield and Tamworth provide a range of services including inpatient and outpatient services, and Minor Injuries Units. Maternity services are provided at Queen's Hospital and Samuel Johnson Community Hospital. The Trust offers a total of just over 540 beds as well as a wide range of general hospital services and a purpose built Treatment Centre. The Trust intends to redevelop/dispose of an adjacent site (Outwoods site).

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

The Partner will be expected to deliver Priority Services consisting of Strategic Estates Services. This includes the provision of consultancy support services to provide estate strategy advice (with a focus on achieving efficiencies), preparation of an estates strategy that will support the Trust's clinical strategy and drive efficiency in the Trust's operations and the preparation, review and updating of a partnership business plan to cover the proposed need, phasing of service transformation at the Trust's estate and the timing of the delivery of any proposed new projects or refurbishment projects to deliver capital requirements ('New Projects'). 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; 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 potentially include:

- The transformation of services through Community Hospitals and accommodation for the elderly to ensure efficiency and effectiveness of the estate and services.
- The redevelopment/disposal of the Outwoods site in Burton and redistribution of the

vacated services to the Queen's Hospital site.

— A car parking solution that will complement the Trust's commitment to a green transport plan and improve patient/public experience.

— Commercial opportunities for the benefit of the Trust and patients, including catering/a new front entrance/patient contact and customer service opportunities.

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 Trust) 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 Trust. 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 Trust. 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; and The Partner may be required to plan, procure, co-ordinate and manage Secondary Services which may include:

(1) Facility Support Services — which may include Facilities Management (including Estates Helpdesk and Energy Management (and incidental energy generation)); Catering; Cleaning; Laundry; Parking and Traffic Management; Security (Infrastructure); Portering; Pest Control; Grounds and Gardens Maintenance; and Clinical and General Waste; and

(2) Customer Satisfaction Services — which may include but not be limited to Reception Services, Customer Satisfaction Services, Patient Contact Centre Services; and

(3) Corporate Back Office Services.

The opportunity is to provide a strategic, commercial, development, investment, procurement, project management and contract management role in delivering capital projects and transforming services to support the Trust's clinical strategy but the scope does not include the provision of delivering the detailed design and construction aspects of the New Projects or the provision of Secondary Services themselves.

The Trust is 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 Trust's clinical strategy that will maximise income or allow the Trust to reduce costs.

The JV partnership 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 accompanying the pre-qualification questionnaire (see section VI.3 (Additional Information) for details of how to obtain these).

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, 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, 79000000 Business services: law, marketing, consulting, recruitment, printing and security, 79994000 Contract administration services, 79996000 Business organisation services, 75100000 Administration services, 75112000 Administrative services for business operations, 75122000 Administrative healthcare services, 66000000 Financial and insurance services, 79342310 Customer survey services, 79342320 Customer-care services, 79512000 Call centre, 70332200 Commercial property management 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 partnership is estimated to be between 5 000 and 150 000 000 GBP.

The potential value of Secondary Services which the Partner (through the JV) may be required to manage during the partnership may be up to around 8 000 000 GBP per annum 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 Trust 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 Trust and the Partner 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.

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 partnership 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 Trust decides

to approve to be managed by the Partner.

Estimated value excluding VAT ranges between GBP 5 000 and GBP 150 000 000.

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.

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 Trust reserves 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 45 to 50 of Directive 2004 /18/EC and Regulations 23 to 25 of the Public Contracts Regulations 2006 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 Article 47 of Directive 2004/18/EC and Regulation 24 of the Public Contracts Regulations 2006 and as set out in the pre-qualification questionnaire which is 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 48 to 50 of Directive 2004/18/EC and Regulation 25 of the Public Contracts Regulations 2006 and as set out in the pre-qualification questionnaire which is 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

An electronic auction will be used: no

IV.3. Administrative information

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

RFT 3885

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: 30.1.2015 - 12:00

Payable documents: no

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

30.1.2015 - 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.1.9 (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 short-listed to participate in the competitive dialogue stage of the procurement.

Section II.1.2 (c) (Additional service categories): No.1 (maintenance and repair services), No. 11 (management consultancy services and related services) and No.14 (building cleaning and property management services).

Section IV.3.3 (Conditions for obtaining documents) — The pre-qualification questionnaire and memorandum of information are available upon request from <https://www.nhssourcing.co.uk>

It is anticipated that the invitation to participate in dialogue will be sent to short-listed bidders in February 2015.

Section IV.3.4 (Time-limit for requests to participate) - Expressions of interest must be by way of completion and return of the pre-qualification questionnaire (in accordance with the requirements set out in the pre-qualification 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.

Suppliers Instructions - How to Express Interest using the Bravo NHS e-Sourcing portal

1. If you are not already registered you will need to register your company on the e-Sourcing portal (this is only required once).
2. Browse to the e-Sourcing Portal: <https://www.nhssourcing.co.uk> and click the link to register.
3. Accept the terms and conditions and click 'continue' –
4. Enter your correct business and user details — Note the user-name you chose and click 'Save' when complete.
5. You will shortly receive an email with your unique password (please keep this secure).
6. Express an Interest in the tender - Login to the portal with the user-name/password.
7. Click the 'PQQs / ITTs Open To All Suppliers' link. (These are Pre-Qualification Questionnaires or Invitations to Tender open to any registered supplier)
8. Click on the relevant PQQ/ ITT to access the content. — Click the 'Express Interest' button at the top of the page. — This will move the PQQ /ITT into your 'My PQQs/ My ITTs' page.
9. You can now access any attachments by clicking 'Buyer Attachments' in the 'PQQ/ ITT Details' box 3.

Suppliers Instructions — How to Respond (PQQ)

10. Click 'My Response' under 'PQQ/ ITT Details', you can choose to 'Create Response' or to 'Decline to Respond' (please give a reason if declining)
11. You can now use the 'Messages' function to communicate with the buyer and seek any clarification - Note the deadline for completion, then follow the on-screen instructions to complete the PQQ/ ITT
12. There may be a mixture of on-line and off-line actions for you to perform (there is detailed on-line help available)
13. You must then submit your reply using the 'Submit Response' button at the top of the page. If you require any further assistance please consult the on-line help, or contact the e-Tendering help desk at help@bravosolution.co.uk or ring 0800 368 4850.

A Bidders' Day will be held on 22.1.2015 at 10:00 - 13:00 at the Medical Education Centre (Outwood site). For those interested in attending, please register your interest with joseph.fowke@burtonft.nhs.uk

The contracting authority 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.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Burton Hospitals NHS Foundation Trust
Postal address: Queen's Hospital, Belvedere Road
Town: Burton-on-Trent
Postal code: DE13 0RB
Country: United Kingdom
E-mail: paul.mellor@burtonft.nhs.uk
Telephone: +44 1283511511
Internet address: <http://www.burtonhospitals.nhs.uk/>

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with Regulation 32 (information about contract award procedures and the application of standstill period prior to contact award) and Regulation 47 (Enforcement of Obligations) of the Public Contracts Regulations 2006 (as amended).

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

VI.5. Date of dispatch of this notice

15.12.2014