

**United Kingdom-Huntingdon: Architectural, construction, engineering and inspection services**

OJ S 248/2015 23/12/2015

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Hinchingsbrooke Health Care NHS Trust  
Postal address: Hinchingsbrooke Hospital, Hinchingsbrooke Park  
Town: Huntingdon  
Postal code: PE29 6NT  
Country: United Kingdom  
Contact person: Contracts and Procurement Department  
For the attention of: Procurement Category Manager  
E-mail: [hch-tr.non-clinical@nhs.net](mailto:hch-tr.non-clinical@nhs.net)  
Telephone: +44 1480418788

**Internet address(es):**

General address of the contracting authority: <http://www.hinchingsbrooke.nhs.uk>  
Electronic access to information: <https://www.delta-esourcing.com/>  
Electronic submission of tenders and requests to participate: <https://www.delta-esourcing.com/>

**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**

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**

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**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 UKH12 Cambridgeshire CC

### **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)**

Architectural, construction, engineering and inspection services. Supervision of building work. Construction project management services. Construction supervision services. Building services consultancy services. Construction consultancy services. Construction-related services. Site-investigation services. Quantity surveying services. Urban planning services. Environmental planning. Refurbishment work. Business and management consultancy services. Development services of real estate. Evaluation consultancy services. Environmental issues consultancy services. Property management services of real estate on a fee or contract basis. Energy-management services. Land rental or sale services. Land management services. Hinchingsbrooke Health Care NHS Trust (the Trust) is seeking a private sector partner (the Partner) to work alongside the Trust in providing an intelligent estates strategy function that supports the Trust's strategic and clinical vision (and the region's health and social care strategy) to enable service change, improve the quality of care for residents in the region and drive efficiency in the Trust's operations including potentially through (but not limited to): estates rationalisation; capital programme planning; master-planning; raising finance and investment; strategic service transformation planning; and also the provision of procurement support and project/contract management of a range of services in relation to New Projects.

These services are expected to be provided through a joint venture body (JV) established between the Trust and the Partner. The Trust is interested in the JV seeking other commercial and income generation opportunities in the public and private sector market and proposing innovative proposals to support the region's health and social care strategy and at the same time maximizing income or reducing costs to the Trust.

### **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, 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, 79418000 Procurement consultancy services, 70332200 Commercial property 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, 79993000 Building and facilities management services, 90911200 Building-cleaning services, 79710000 Security services, 98341120 Portering 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, 79996000 Business organisation services, 75100000 Administration services, 75112000 Administrative services for business operations, 75122000 Administrative healthcare services, 66000000 Financial and insurance 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 Partner will provide the Priority Services (see below) through the JV upon appointment or shortly after. Responsibility for coordinating and managing the provision of services through the JV may be transferred to the Partner during the partnership term. The Partner will also provide adaptable assistance and support to the Trust in conducting procurement processes observing EU law principles and for the Trust as a 'Contracting Authority'.

The Partner will be expected to deliver Priority Services consisting of Strategic Estates Services. This includes 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 strategic vision and clinical vision 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. New Projects may involve (but are not limited to) capital works; medical equipment projects; information technology projects; refurbishment works; disposal and/or acquisition of land; facilities to support NHS services and related health and social care services including commercial developments.

Initial New Projects may include:

- i) the work required to secure outline planning consent for a master plan,
- ii) the delivery of a car parking solution, including securing any required planning consent, and
- (iv) supporting the Trust with the completion of a land sale to a developer. Further details of the Priority Projects are provided in the Memorandum of Information.

To ensure value for money when projects and services are required (and in observing EU procurement principles on the Trust's behalf) it is expected that the Partner, through the JV, will provide assistance to the Trust in relation to any secondary procurement undertaken to 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 supporting the procurement of and coordinating 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 coordinating 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 (as defined below) approved by the Trust.

In the short-term, Secondary Services are not a priority for the Trust but in the longer-term the Partner may be required to plan, support the Trust in procuring, co-ordinate and manage Secondary Services which may include:

Facility Support Services — such as 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;

Customer Facing Services — such as Reception Services, Customer Satisfaction Services, Patient Contact Centre services; and

Corporate Back Office Services.

The opportunity is to provide a strategic, commercial, development, investment, project management and contract management role in delivering capital projects, including the installation of medical capital equipment to support the Trust's strategic vision and clinical vision, as may be required. The scope does not include the provision of directly delivering the detailed design and construction aspects of the New Projects or the provision of Secondary Services themselves..

Estimated value excluding VAT: 150 000 000 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.

#### **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**

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#### **III.1. Conditions related to the contract**

##### **III.1.1. Deposits and guarantees required**

In accordance with Articles 57 to 63 of Directive 2014/24/EU and Regulations 57 to 63 of the Public Contracts Regulations 2015 and as set out in the pre-qualification questionnaire available from the address in Section I.3 (Communication) above.

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

In accordance with Articles 57 to 63 of Directive 2014/24/EU and Regulations 57 to 63 of the Public Contracts Regulations 2015 and as set out in the pre-qualification questionnaire available from the address in Section I.3 (Communication) above.

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

In accordance with Articles 57 to 63 of Directive 2014/24/EU and Regulations 57 to 63 of the Public Contracts Regulations 2015 and as set out in the pre-qualification questionnaire available from the address in Section I.3 (Communication) above.

### **III.1.4. Contract performance conditions**

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

Description of particular conditions: The Contracting Authority for the purposes of this Contract Notice means the Trust and any successor in title, including any organisation or entity which has taken over the functions and responsibilities of the Trust (including by way of re-organisation or merger).

### **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 and Regulations 57 to 63 of the Public Contracts Regulations 2015 and as set out in the pre-qualification questionnaire available from the address in Section I.3 (Communication) above.

#### **III.2.2. Economic and financial ability**

List and brief description of conditions: In accordance with Articles 57 to 63 of Directive 2014 /24/EU and Regulations 57 to 63 of the Public Contracts Regulations 2015 and as set out in the pre-qualification questionnaire available from the address in Section I.3 (Communication) above.

#### **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 and Regulations 57 to 63 of the Public Contracts Regulations 2015 and as set out in the pre-qualification questionnaire available from the address in Section I.3 (Communication) above.

#### **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**

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### **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 4

Objective criteria for choosing the limited number of candidates: As set out in the pre-qualification questionnaire available from the address in Section 1.3 (Communication).

#### **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**

4615/FAC/NRDM

##### **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: 22.1.2016 - 12:00  
Payable documents: no

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

22.1.2016 - 12:00

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

3.2.2016

##### **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**

#### **Section VI: Complementary information**

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##### **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**

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement. Section II.1.5 and II.2.6 (Estimated Total Value/Estimated Value): The estimated value represents the potential value of new capital projects and refurbishments which the Partner may be required to deliver over the 15 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 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 also depends on the scale of services the Trust decides to approve to be managed by the Partner. The potential value of Secondary Services which the Partner (through the JV) may be required to manage during the partnership may be up to (Nick Ryan to confirm total facilities annual spend multiplied by 15 years) 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 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.1.6 (Lots):]

Section II.2.10 (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.2.2 (Time-limit for requests to participate) — Expressions of interest must be by way of completion and return of the prequalification questionnaire (in accordance with the requirements set out in the prequalification questionnaire) by the date and time specified in Section IV.2.2.

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.

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.

A Bidders' Day will be held on Thursday 7th January at 14:00 at Partnership Suite (Gnd Fl MARS Building), Hinchingsbrooke Hospital, Hinchingsbrooke Park, Huntingdon, PE29 6NT

For those interested in attending, please register your interest with [heidi.blake@nhs.net](mailto:heidi.blake@nhs.net)

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Huntingdon:-Architectural%2C-construction%2C-engineering-and-inspection-services./S5B5QQ8X6N>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/S5B5QQ8X6N>

GO Reference: GO-20151218-PRO-7477098

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: Hinchingsbrooke Healthcare NHS Trust  
Postal address: Hinchingsbrooke Park  
Town: Cambridgeshire  
Postal code: Pe29 6NT  
Country: United Kingdom  
Telephone: +44 1480418787

**VI.4.2. Review procedure**

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

Official name: Hinchingsbrooke Healthcare NHS Trust  
Postal address: Hinchingsbrooke Park  
Town: Cambridgeshire  
Postal code: Pe29 6NT  
Country: United Kingdom  
Telephone: +44 1480418787

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

18.12.2015