

United Kingdom-Brierley Hill: Ambulance station construction work
OJ S 232/2020 27/11/2020
Contract award notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: West Midlands Ambulance Service University NHS Foundation Trust
Postal address: Millennium Point, Waterfront Business Park, Waterfront Way, Dudley Road
Town: Brierley Hill
NUTS code: UKG3 West Midlands
Postal code: DY5 1LZ
Country: United Kingdom
Contact person: Laura Johnson
E-mail: contracts@wmas.nhs.uk
Telephone: +44 1384246601
Internet address(es):
Main address: www.wmas.nhs.uk
Address of the buyer profile: www.wmas.nhs.uk

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

WMAS Oldbury 2022 Project
Reference number: 0360-20-W

II.1.2. Main CPV code

45216122 Ambulance station construction work

II.1.3. Type of contract

Works

II.1.4. Short description

West Midlands Ambulance Service University NHS Foundation Trust has a requirement for a works contract to facilitate a new building to accommodate its operations, hazardous area response team (HART), Training and Distribution functions.

The requirement is for a turnkey package from suitably qualified developers to deliver a new building on a site envisaged as being between 4.5 and 8 acres in total area, to accommodate between 62 000 and 73 000 square feet (approx.) of accommodation.

The required location of the facility is constrained by WMAS' baseline operational activity requirements for Ambulance 999 services, and must, as regards its location, meet the national guidelines for HART responses serving Birmingham City Centre and Birmingham International Airport. More precise details of these constraints, including the national guidelines for HART responses, are included within the procurement pack accessible from WMAS via the link in section 1.3).

II.1.6. Information about lots

This contract is divided into lots: no

II.1.7. Total value of the procurement

Value excluding VAT: 2 000 000,00 GBP

II.2. Description

II.2.2. Additional CPV code(s)

45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45216000 Construction work for buildings relating to law and order or emergency services and for military buildings, 45216100 Construction work for buildings relating to law and order or emergency services, 45216120 Construction work for buildings relating to emergency services, 45216122 Ambulance station construction work

II.2.3. Place of performance

NUTS code: UKG3 West Midlands

Main site or place of performance: West Midlands.

II.2.4. Description of the procurement

WMAS has a requirement for a works contract to facilitate a new building to accommodate its operations, hazardous area response team (HART), training and distribution functions.

The requirement is for a turnkey package from suitably qualified developers to deliver a new building on a site envisaged as being between 4.5 - 8 acres in total area, to accommodate between 62 000 and 73 000 (approx.) square feet of accommodation.

The required location of the proposed site is constrained by WMAS' baseline operational activity requirements for ambulance 999 services and must meet the national guidelines for HART responses serving Birmingham City Centre and Birmingham International Airport. Further details of these constraints are included within the procurement pack accessible via the link in section 1.3) of this notice.

Existing WMAS Ambulance Hub facilities are situated in the North East and South of the Greater Birmingham conurbation and are shown on the map included within the procurement pack. The baseline operational requirements within which WMAS has to operate therefore require the facility to be located on a site in the West of the conurbation, e.g. in the Sandwell /Oldbury area. The preferred location is to the west of the Birmingham City Centre and in close proximity to the M5 motorway. The location should be within a 2 mile radius of the point shown within the circled area on the map included in the procurement pack.

Whilst the preferred area has been identified within the target radius, WMAS is willing to consider sites immediately outside this area subject to there being good access to main arterial road networks and no restrictions via conflicting estate road layouts. However, it is anticipated sites beyond this 2 mile radius that do not have these characteristics will not be acceptable to deliver the appropriate operational response.

In the opinion of WMAS, such operational constraints therefore provide objective justification for the above level of specificity as to the location of the new facility being required.

WMAS will enter a lease for a period of 25 years upon completion of the building. WMAS will expect the cost of the site (if applicable), and the costs of the design and construction of the works to be fully rentalised over the term and be within the expected range of GBP 600 000- GBP 900 000 p.a.

Generic plans, specifications and room data sheets have been produced to reflect the concept and scope of the project which contain some project specifics summarised below:

- 24-hour access required;
- at least 2 vehicle entry points into the site (preferably on to different roads);
- a minimum of 350 car parking spaces;
- a minimum of 50 long-wheelbase ambulance parking bays;
- BREEAM excellent design and construction;
- a bespoke design solution to accommodate offices, training rooms, vehicle preparation and fleet maintenance areas and a distribution warehouse. These generic plans, specifications and room data sheets are included within the procurement pack.

The distribution warehouse element of the scheme is under review and its possible omission is represented by Option 2. The potential impact is a reduction in land area of up to 1 acre and a reduction in floor area of circa 11 000 sqft.

WMAS anticipates appointing a preferred developer during October 2020 with a view to the preferred developer submitting a planning application during November 2020. This is to enable the planning condition in the development agreement to be satisfied by March 2021.

Bidders are expected to develop the concept information into compliant designs which conform to the generic plans, specifications and room data sheets provided; which are appropriate for the site, and which comply with all applicable requirements.

II.2.5. Award criteria

Price

II.2.11. Information about options

Options: yes

Description of options:

WMAS reserves the right to require those tenderers remaining in the procurement at final tender stage to submit two (2) final tenders based on their single development solution but alternative development options for WMAS, as follows:

Option 1: a final tender based on the scheme as fully specified, to include distribution warehouse together with a dedicated goods entrance serving that warehouse at the rear of site for the specific purposes of deliveries to the distribution warehouse totalling circa 73 000 square feet. Lease term of 25 years; and

Option 2: a final tender based on the scheme as specified MINUS distribution warehouse, but still having a secondary access for emergency vehicles totalling circa 62 000 square feet.

Lease term of 25 years.

If WMAS pursues this option, it may select one of the two tenders submitted by one of the tenderers depending on the chosen scope of the scheme.

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

For the purpose of section II.1.5) and II.2.6), WMAS wishes to express the estimate total value of the contract has a range of between GBP 10 000 000 and GBP 20 000 000, based on the estimated rent to the successful developer under the lease into which the successful

developer will be required to enter in respect of the site. WMAS expects the development cost to be wholly rentalised over the lease term.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Competitive dialogue

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

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.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2020/S 117-285199](#)

IV.2.8. Information about termination of dynamic purchasing system

IV.2.9. Information about termination of call for competition in the form of a prior information notice

Section V: Award of contract

Contract No: 0360-20-W

Lot No: 1

Title:

Option 1: Including Distribution

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

16/10/2020

V.2.2. Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Stoford Properties Ltd

National registration number: 07848231

Postal address: 26-28 Ludgate Hill

Town: Birmingham

NUTS code: UKG3 West Midlands

Country: United Kingdom
The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Total value of the contract/lot: 21 348 348,00 GBP

V.2.5. Information about subcontracting

Section VI: Complementary information

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.

The range of estimated values given in this notice may vary depending on the option to be selected by WMAS

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=546708965>

Go reference: GO-20201123-PRO-17405780

VI.4. Procedures for review

VI.4.1. Review body

Official name: West Midlands Ambulance Service University NHS Foundation Trust

Postal address: Millennium Point, Waterfront Business Park, Waterfront Way, Dudley Road

Town: Brierley hill

Postal code: DY5 1LZ

Country: United Kingdom

E-mail: contracts@wmas.nhs.uk

Internet address: www.wmas.nhs.uk

VI.4.2. Body responsible for mediation procedures

Official name: West Midlands Ambulance Service University NHS Foundation Trust

Postal address: Unit 5 Lockside, Anchor Brook Industrial Park, Aldridge

Town: Walsall

Postal code: WS9 8BZ

Country: United Kingdom

E-mail: contracts@wmas.nhs.uk

Internet address: www.wmas.nhs.uk

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

In accordance with chapter 6 of the Public Contracts Regulations 2015 (as amended).

VI.4.4. Service from which information about the review procedure may be obtained

Official name: West Midlands Ambulance Service University NHS Foundation Trust

Postal address: Waterfront Business Park, Waterfront Way, Dudley Raod

Town: Brierley Hill

Postal code: DY5 1LZ

Country: United Kingdom

E-mail: contracts@wmas.nhs.uk

VI.5.

Date of dispatch of this notice

23/11/2020