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Tender

Architect Lead Design Team for the New Development of Leighton Hospital Campus

Mid Cheshire Hospitals NHS Foundation Trust

F02: Contract notice

Notice identifier: 2024/S 000-001666

Procurement identifier (OCID): ocds-h6vhtk-042e03

Published 17 January 2024, 5:07pm

Section I: Contracting authority

I.1) Name and addresses

Mid Cheshire Hospitals NHS Foundation Trust

Leighton Hospital

Crewe

CW1 4TQ

Contact

Kiah Bouwer, Project Manager

Email

kiah.bouwer@mcht.nhs.uk

Country

United Kingdom

Region code

UKD6 - Cheshire

Internet address(es)

Main address

<https://www.mcht.nhs.uk/>

Buyer's address

<https://www.mcht.nhs.uk/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://health-family.force.com/s/Welcome>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://health-family.force.com/s/Welcome>

Tenders or requests to participate must be submitted to the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://health-family.force.com/s/Welcome>

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

Architect Lead Design Team for the New Development of Leighton Hospital Campus

Reference number

C234132

II.1.2) Main CPV code

- 71220000 - Architectural design services

II.1.3) Type of contract

Services

II.1.4) Short description

Mid Cheshire Hospitals NHS Foundation Trust (MCHFT) (the "Authority") is issuing this Invitation to Tender ("ITT") in connection with the competitive procurement of Architect Lead Design Team Services for the New Development of Leighton Hospital Campus.

This procurement will be run via a Restricted Procedure under the Public Contracts Regulations 2015 ("PCR").

MCHFT is in the initial stages of a new project to construct a new hospital, which will replace the existing Leighton Hospital which is affected by Reinforced Autoclaved Aerated Concrete (RAAC) throughout circa 80.00% of its buildings. The vision for the project is to design and build a new state of the art hospital that will play a vital role at the heart of the community, placing digital innovation at the forefront of health services designed to tackle inequalities and meet the needs of a growing and ageing population. The ambition is that this project will transform the quality of healthcare for the people of Cheshire and across the Northwest of England.

At the centre of the programme will be the "hospital 2.0" concept, a vision for how hospital schemes can be delivered with greater efficiency and reduced cost. An integrated systems approach will provide "optimised, standardised and repeatable solutions for scheme development, design, construction, and operation.

The purpose of this procurement exercise is to appoint an Architect Lead Design Team (including Mechanical, Electrical, Structural, Digital Architect) to provide services covering

RIBA Stages 2 to 3.

The Authority is seeking interest from consultants who will provide the service of an Architect who will also act as the lead design coordinator of an Architect-Led Design Team (ALDT), including Wayfinding, Digital Architect, and the below services:

Core Architectural Services, Lead Design Coordinator and the below specialisms:

- Medical Equipment
- Daylight/Sunlight
- Wind
- Landscaping
- Catering
- Waste and Logistics
- Lighting
- Acoustics
- Inclusive Design
- Façade Access
- Façade Engineering

Core Mechanical, Electrical and Plumbing (MEP) Engineering Services and the below specialisms:

- BREEAM
- Net Zero Carbon
- IT and AV
- Lifts
- Security
- Fire Engineering

Core Civil and Structural (C&S) Engineering Services and the below specialism:

- Transport Planning

Please note that Principal Designer services are to be provided by others and not by the Architect Lead Design Team.

The Authority reserves the right to extend the contract for the Architect Lead Design Team beyond RIBA stage 3 without the need for a further procurement exercise but through way of novation. In exercising its discretion to extend, the Authority will consider the successful bidder's performance up to the point it is considering any extension and whether any benefit to the overall programme to extending with the current supplier outweighs any potential benefit in carrying out a further procurement exercise.

The contract will include the NEC4 Professional Service Contract (PSR) set out in Annex A1. It is vital that the bidder review these carefully and take account of all information such as key performance indicators and insurance requirements and that the tender fully takes

account of these. By submitting a tender, bidders are agreeing to be bound by the terms of this ITT and the NEC4 Professional Service Contract (PSR) without further negotiation or amendment.

II.1.5) Estimated total value

Value excluding VAT: £4,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings

II.2.3) Place of performance

NUTS codes

- UKD6 - Cheshire

II.2.4) Description of the procurement

Mid Cheshire Hospitals NHS Foundation Trust (MCHFT) (the "Authority") is issuing this Invitation to Tender ("ITT") in connection with the competitive procurement of Architect Lead Design Team Services for the New Development of Leighton Hospital Campus.

This procurement will be run via a Restricted Procedure under the Public Contracts Regulations 2015 ("PCR").

MCHFT is in the initial stages of a new project to construct a new hospital, which will replace the existing Leighton Hospital which is affected by Reinforced Autoclaved Aerated Concrete (RAAC) throughout circa 80.00% of its buildings. The vision for the project is to design and build a new state of the art hospital that will play a vital role at the heart of the community, placing digital innovation at the forefront of health services designed to tackle inequalities and meet the needs of a growing and ageing population. The ambition is that this project will transform the quality of healthcare for the people of Cheshire and across the Northwest of England.

At the centre of the programme will be the "hospital 2.0" concept, a vision for how hospital schemes can be delivered with greater efficiency and reduced cost. An integrated

systems approach will provide “optimised, standardised and repeatable solutions for scheme development, design, construction, and operation.

The purpose of this procurement exercise is to appoint an Architect Lead Design Team (including Mechanical, Electrical, Structural, Master-planning (This is site wide, rather than the master-planning associated with just the hospital buildings), BIM support, Sustainability (including BNG)) to provide services covering RIBA Stages 2 to 3. For the purposes of this tender, it should be assumed that the successful practice will not novate over to a contractor team but instead be invited to remain with the trust in an advisory capacity through the build phases.

The Authority is seeking interest from consultants who will provide the service of an Architect who will also act as the lead design coordinator of an Architect-Led Design Team (ALDT), including Wayfinding, Digital Architect, and the below services:

Core Architectural Services, Lead Design Coordinator and the below specialisms:

- Digital Architect
- Daylight/Sunlight
- Wind
- Landscaping
- Catering
- Waste and Logistics
- Lighting
- Acoustics
- Inclusive Design
- Façade Access
- Façade Engineering

Core Mechanical, Electrical and Plumbing (MEP) Engineering Services and the below specialisms:

- BREEAM
- Digital infrastructure around Biodiversity net gain
- Net Zero Carbon
- IT and AV
- Lifts
- Security
- Fire Engineering

Core Civil and Structural (C&S) Engineering Services and the below specialism:

- Transport Planning

Please note that Principal Designer services are to be provided by others and not by the Architect Lead Design Team.

The Authority reserves the right to extend the contract for the Architect Lead Design Team beyond RIBA stage 3 without the need for a further procurement exercise but through way of novation. In exercising its discretion to extend, the Authority will consider the successful bidder's performance up to the point it is considering any extension and whether any benefit to the overall programme to extending with the current supplier outweighs any potential benefit in carrying out a further procurement exercise.

The contract will include the NEC4 Professional Service Contract (PSR) set out in Annex A1. It is vital that the bidder review these carefully and take account of all information such as key performance indicators and insurance requirements and that the tender fully takes account of these. By submitting a tender, bidders are agreeing to be bound by the terms of this ITT and the NEC4 Professional Service Contract (PSR) without further negotiation or amendment.

The estimated construction cost is circa £341m (excl VAT). The new Leighton Hospital is expected to have an initial capital requirement of circa £740m, with a scope of work over a period of 6 years.

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: £4,000,000

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

Start date

31 May 2024

End date

30 May 2030

This contract is subject to renewal

No

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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

16 February 2024

Local time

5:00pm

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

7 March 2024

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: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

The High Court

The Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

<https://www.judiciary.uk/courts-and-tribunals/high-court/>

VI.4.2) Body responsible for mediation procedures

The High Court

The Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

<https://www.judiciary.uk/courts-and-tribunals/high-court/>

