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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): ocids-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](mailto: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

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## **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

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## **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



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## **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)

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## **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/>

