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Planning

Potential provision of a new build extension to the existing Kent and Canterbury Hospital

East Kent Hospitals University NHS Foundation Trust

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-005483

Procurement identifier (OCID): ocids-h6vhtk-031c07

Published 28 February 2022, 10:45pm

Section I: Contracting authority

I.1) Name and addresses

East Kent Hospitals University NHS Foundation Trust

Kent and Canterbury Hospital, Ethelbert Road

Canterbury

CT1 3NG

Contact

Corporate Services Procurement Team

Email

ekh-tr.procurement@nhs.net

Telephone

+44 1233633331

Country

United Kingdom

NUTS code

UKJ44 - East Kent

Internet address(es)

Main address

<https://www.ekhuft.nhs.uk/patients-and-visitors/>

Buyer's address

<https://commercialsolutions.bravosolution.co.uk/>

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Potential provision of a new build extension to the existing Kent and Canterbury Hospital

Reference number

TEKH1132

II.1.2) Main CPV code

- 45215140 - Hospital facilities construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Potential provision of a new build extension to the existing Kent and Canterbury Hospital, enabling, access and supporting infrastructure works for East Kent Hospitals University NHS Foundation Trust (the "Trust") at a site at Ethelbert Road, north of Dover Road, Canterbury at nil consideration, i.e. a donated asset, to the Trust.

The proposed hospital development site is currently in local Council ownership.

The potential development is coupled with the opportunity for the prospective developer to purchase land adjacent to the hospital development site from Kent County Council and Canterbury City Council for independent future development.

The Trust is issuing this notice to alert the market to a market sounding engagement exercise that will take place week commencing 28th March 2022, to explore the opportunity and to inform the Trust's approach to the potential delivery of the project.

This notice is not being used to commence any public procurement process of any kind.

II.1.5) Estimated total value

Value excluding VAT: £170,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building construction work
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215100 - Construction work for buildings relating to health
- 45215140 - Hospital facilities construction work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71500000 - Construction-related services

II.2.3) Place of performance

NUTS codes

- UKJ44 - East Kent

Main site or place of performance

Kent and Canterbury Hospital, Ethelbert Road, Canterbury, Kent CT1 3NG

II.2.4) Description of the procurement

The NHS in east Kent, led by local doctors working with frontline staff, patients, the public and other stakeholders, has developed two options to deliver safe, high quality, sustainable hospital services for local people. Both options require approximately £460 million of central capital investment. They provide a once in a generation opportunity to make the changes needed to deliver the quality and consistency of health services that the people of east Kent need and deserve.

Either option would deliver significant improvements for local people compared to now. No preferred option has been identified. No final decision will be made until after a formal public consultation. The current national process means public consultation cannot take place until central capital investment has been identified. East Kent Hospitals University NHS Foundation Trust is seeking the capital required to deliver either option.

A Pre-Consultation Business Case setting out the case for change and detailed investment case for both options, has passed the rigorous NHS England and NHS Improvement assurance process and has the support, and approval, of both the NHS Kent and Medway Clinical Commissioning Group's Governing Body and East Kent Hospitals University NHS Foundation Trust's Board.

The two options:

Option 1: Two site Emergency Department model, with William Harvey Hospital (WHH) as the major emergency centre. Under Option 1, redevelopment works would be undertaken at WHH and Queen Elizabeth, the Queen Mother (QEQM) Hospital, together with limited refurbishment at Kent and Canterbury Hospital (K&C). The works are proposed to be delivered through an existing NHS construction framework, funded by public capital.

Option 2: One site Emergency Department model with K&C as the major emergency centre. Under Option 2, the existing K&C facilities would be extended to include a new circa 594,000 square feet build extension, together with enabling, access and associated infrastructure works funded and delivered by a developer (the "Option 2 Shell and Core Works") on land currently in local Council ownership adjacent to the existing K&C site (the "Hospital Development Site"). The proposal for Option 2 includes on completion of the works, or earlier by agreement, East Kent Hospitals University NHS Foundation Trust (the "Trust") commissioning the fit-out of the new build extension to the K&C (the "Option 2 Trust Fit Out Works") together with some new build, refurbishment reconfiguration at both WHH and QEQM (together the "Option 2 Trust Works"). The Option 2 Trust Works are proposed to be delivered through an existing NHS construct

The opportunity for a prospective developer is to purchase the proposed Hospital Development Site, together with the freehold of approximately 37 acres (14.38 acres from Kent County Council (KCC) and 22.72 acres from Canterbury City Council (CCC)) of land

adjacent to the Hospital Development Site for independent future development (the "Master Plan Site") from KCC and CCC and to deliver the Option 2 Shell and Core Works at nil consideration, i.e. a donated asset, to the Trust, prior to development of the Master Plan Site (the "Project").

The Trust is conducting a market sounding exercise for the Project, which is the purpose of this notice. The Trust will also conduct a separate market sounding exercises for Option 1 and Option 2 Trust Works.

II.2.14) Additional information

The estimated total value provided in II.1.5 represents the total estimated value of the costs involved in providing the Option 2 Shell and Core Works.

However, the Option 2 Shell and Core Works are expected to be delivered for nil consideration by the Trust, i.e. a donated asset.

II.3) Estimated date of publication of contract notice

25 April 2022

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

East Kent Hospitals University NHS Foundation Trust wishes to engage with potential developers to identify and form the most appropriate design, procurement and contracting approach to maximise market interest in the Project.

Further information about the Project is contained in a "Briefing note for soft marketing exercise participants" and in other information to be provided, following the signing of a Confidentiality Agreement.

The market sounding engagement exercise does not however form part of any formal procurement process, and in undertaking this preparatory exercise, the Trust does not give any guarantees to the potential final approach to the Project.

The Trust will hold a market sounding engagement event week commencing 28th March 2022. This will involve welcome presentations from Trust leaders about the vision for the Project, the progress to date, and potential future programme.

The Trust intends to conduct 1:1 meetings with each participant to allow for detailed discussions, using a set of pre-prepared questions on the potential proposed delivery and commercial arrangements. There will be an opportunity for participants to ask questions and provide feedback. Participants are encouraged to set out any challenges, opportunities, dependencies or sensitivities that they consider relevant to the Project.

Instructions for registering to receive further information about this Project and to attend the Trust's market sounding engagement event are as follows:

- a) access the Trust's e-Tendering portal at <https://commercialsolutions.bravosolution.co.uk>
- b) click 'View current opportunities and notices'
- c) express an interest in the pqq_1104 - Potential provision of a new build extension to the existing Kent & Canterbury Hospital
- d) download the Confidentiality Agreement provided within the Attachments section
- e) complete, sign and return the Confidentiality Agreement to the Trust via the Messages section. Once the Confidentiality Agreement has been received by the Trust, a copy of the Trust's "Briefing note for soft marketing exercise participants" will be shared and an invitation to attend the market sounding engagement event issued.

It should be noted that by registering your organisation to receive further information about the Project and attend the Trust's market sounding engagement event is NOT an actual selection questionnaire. System limitations mean that the labels state 'PQQ' and 'Qualification Envelope'.

This notice is not being used to commence any public procurement exercise, of any kind. As such, the Trust reserves the right to alter any aspect of the proposed Project or, not proceed with it, at its sole discretion.

The Trust is not bound to commence any procurement(s) following the market sounding engagement event, or otherwise. Participants are responsible for their own costs of participating in the market sounding engagement exercise and any subsequent procurement procedure if, and when, conducted.

