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Tender

## **New Velindre Cancer Centre MIM Project**

Velindre University NHS Trust

F02: Contract notice

Notice identifier: 2021/S 000-008602

Procurement identifier (OCID): ocds-h6vhtk-02a90b

Published 22 April 2021, 11:25am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Velindre University NHS Trust

Transforming Cancer Services Programme, Velindre Cancer Centre, Whitchurch

Cardiff

CF14 2TL

#### **Contact**

Mark Ash, Assistant Project Director – Finance & Commercials

#### **Email**

[TCS.Contracts@wales.nhs.uk](mailto:TCS.Contracts@wales.nhs.uk)

#### **Telephone**

+44 2920196852

**Country**

United Kingdom

**NUTS code**

UKL22 - Cardiff and Vale of Glamorgan

**Internet address(es)**

Main address

<http://www.transformingcancerservices.wales>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0221](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0221)

**I.3) Communication**

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

<https://etenderwales.bravosolution.co.uk/home.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk/home.html>

**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**

New Velindre Cancer Centre MIM Project

#### **II.1.2) Main CPV code**

- 45215140 - Hospital facilities construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Velindre University NHS Trust (the "Contracting Authority") is seeking tenders for the design, construction, finance and maintenance of the New Velindre Cancer Centre (the "Project") which will be situated on a greenfield site, owned by the Contracting Authority, at Whitchurch, North Cardiff. The Contracting Authority proposes to procure the Project through the Welsh Government's Mutual Investment Model ("MIM") which is a specific model for procuring public private partnerships in Wales.

The new state of the art cancer centre facility (anticipated to be approximately 32,000m<sup>2</sup>) is to be designed, constructed, financed and maintained by the special purpose vehicle ("Project Co") established by the economic operator who is awarded the contract (the "Successful Participant") to support the vision and aims detailed within the Velindre NHS Trust publication 'Velindre Cancer Strategy 2016-2026, Shaping our future together'.

#### **II.1.5) Estimated total value**

Value excluding VAT: £562,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45215100 - Construction work for buildings relating to health
- 45000000 - Construction work
- 45100000 - Site preparation work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 79993100 - Facilities management services
- 77314000 - Grounds maintenance services
- 72253100 - Helpdesk services
- 79993000 - Building and facilities management services
- 98341000 - Accommodation services
- 51410000 - Installation services of medical equipment
- 71314200 - Energy-management services
- 45314300 - Installation of cable infrastructure
- 45452000 - Exterior cleaning work for buildings
- 50700000 - Repair and maintenance services of building installations

### **II.2.3) Place of performance**

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

Main site or place of performance

Whitchurch, Cardiff

## **II.2.4) Description of the procurement**

Following Welsh Government's announcement of ministerial approval for the development of a new Velindre cancer centre for South East Wales, on 19 March 2021, the Contracting Authority is seeking tenders for the Project.

The Contracting Authority's vision for the Project is for a Velindre Cancer Centre which has the strength to last for the long-term, which promotes excellence in future cancer services and which exceeds the expectations of the future generations who use it.

The Project is expected to deliver the requirements of the Well-Being of Future Generations (Wales) Act 2015.

The current Velindre Cancer Centre was built in 1956, has been repeatedly extended and is now fast approaching the end of its useful life. The Project is one of three pathfinder projects for the Welsh Government's innovative Mutual Investment Model (MIM) Programme. The Programme has been established to support investment in capital infrastructure in Wales.

The site for the Project is located in Whitchurch, North Cardiff. It is part of the NHS Wales estate and outline planning permission was granted in March 2018. The Contracting Authority is currently procuring enabling works to prepare the site for the New Velindre Cancer Centre MIM Project and to enable multiple accesses. It is currently anticipated such enabling works will be complete in advance of financial close of the Project and will not therefore form part of the Project itself. However, there may be some efficiencies or benefits derived from aspects of the works being carried out by Project Co in conjunction with the Works. The main access for the site will be through the neighbouring Asda estate. Access agreements have been secured with Asda that deal with the conditions applicable to the use of such access. Additional construction access is also being secured through another entrance.

The Contracting Authority has a reference design for the new cancer centre. Reference designs have been used to achieve outline planning permission and to assess the practicality of, and affordability of, the Project. The reference design will be used as a reference tool in the procurement and dialogue process. It is assumed the design will be improved upon by each economic operator's own proposals.

As required under the MIM Standard Form Project Agreement - Accommodation, 'soft FM' services will be retained by the Contracting Authority and elements of 'hard FM' services will be carried out by Project Co during the operational phase of the contract.

It is anticipated that as part of the Project, the Project Co will provide the hard facilities management to the building and an element of external grounds for the new cancer centre. This will include provision of programmed maintenance, asset lifecycle replacement and reactive maintenance, helpdesk services, interface services, performance monitoring and

reporting.

The cancer centre includes radiotherapy treatment equipment that will be procured separately by the Contracting Authority and interfaced with the project operations under the MIM Project. The Contracting Authority will be responsible for the specification, selection, procurement, installation, commissioning, maintenance, replacement, decommissioning and disposal of such equipment. However, it is anticipated that the Project Co will be responsible for the delivery, installation and associated technical commissioning of other items of major medical equipment (such as MRI and CT scanners) with the Authority being responsible for the specification, selection, procurement, clinical commissioning, maintenance, replacement, decommissioning and disposal of such equipment.

The public sector has the right to invest alongside one or more private sector equity providers. A 15% equity investment by the public sector is envisaged for the Project.

### **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: £562,000,000

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

Duration in months

325

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 3

Objective criteria for choosing the limited number of candidates:

the Contracting Authority intends to invite three (3) economic operators to participate in the dialogue.

The Contracting Authority shall invite three (3) economic operators to participate in the competitive dialogue who have: submitted a compliant response to the pre-qualification questionnaire (“PQQ”); and

(a) gained a PASS in respect of the evaluation of each question in Part of the PQQ carried out pursuant to Section 9.4 of the Descriptive Document (uploaded with this notice); and

(b) gained a PASS in respect of the evaluation of economic and financial standing carried out pursuant to Section 9.5 of the Descriptive Document; and

(c) gained a PASS in respect of the technical evaluation of Parts 3.3 to 3.7 of the PQQ carried out pursuant to Section 9.6.1 of the Descriptive Document; and

(d) following technical evaluation carried out by the Contracting Authority pursuant to Section 9.6.2 of the Descriptive Document, scored 5 or more for each question in Part 3.8 of the PQQ; and

(e) achieved the highest combined weighted scores in respect of technical evaluation carried out pursuant to Section 9.6.4 of the Descriptive Document.

## **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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

N/A

#### **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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

The Project Co shall be required to support the Contracting Authority's community benefits objectives.

Accordingly, Project Co shall be required to comply with community benefits conditions which will be included in the contract for the Project. For example, Project Co shall be required to secure the creation of a specific number of apprenticeships opportunities in connection with the contract. In addition, Project Co shall be required to secure a specified percentage of employment opportunities for unemployed persons in connection with the contract.

#### **III.2.3) 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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive dialogue

#### **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: [2020/S 005-040645](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

21 June 2021

Local time

3:00pm

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

12 July 2021

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English, Welsh

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 8 (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.3) Additional information**

The Contracting Authority is undertaking a competitive dialogue procedure in order to procure the contract for the design, build, finance and maintenance of the New Velindre Cancer Centre. Economic operators are asked to express their interest in the procurement by 14/06/2021 by submitting a completed PQQ response addressed to the Contracting Authority at Sell2Wales.

Further information on the requirements for the pre-qualification stage (including the evaluation of completed PQQ Responses) is set out in the Descriptive Document.

After the evaluation of each completed PQQ response, an invitation to participate in dialogue will be issued to three (3) shortlisted economic operators.

The Contracting Authority reserves the right to make revisions to the documentation (including the PQQ and Descriptive Document) and/or the context, process, timing and structure of the procurement process at any time. No additional time in relation to submission deadlines will be granted, following notification of any such revision, unless expressly notified by the Contracting Authority.

Reference in this notice to Project Co carrying out works or services should be read as Project Co carrying out or procuring the carrying out of those works and services.

The public sector equity participant ("WGCo") will undertake due diligence and an equity investment appraisal independently of procurement of the Project and will have no obligation to invest the quantum specified. It follows therefore that economic operators will be required to submit bids which are funded on the basis that no investment is made by the WGCo. Where WGCo does invest equity, it will do so on essentially the same terms as the private sector.

If selected to proceed to the Invitation to Participate in Dialogue stage, economic operators will be required to sign a confidentiality and non-collusion letter with the Contracting Authority.

The estimated total value stated in section II.1.5 and section II.2.6 has been based on the estimated total annual service payments payable under the contract. The construction

CapEx is anticipated to be in the region of 200,000,000 GBP CapEx.

Economic operators participate in the procurement process entirely at their own risk and the Contracting Authority does not accept any liability in respect of costs incurred in relation to this procurement process. The Contracting Authority reserves the right in its absolute discretion to not proceed with the procurement. The Contracting Authority may elect to discontinue or suspend the procurement at any time. The Contracting Authority may do so without responsibility or liability to any interested party resulting from such decision not to proceed, discontinuation or suspension, including any liability for any costs or expenditure incurred by, or inconvenience caused.

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at

[https://www.sell2wales.gov.wales/search/search\\_switch.aspx?ID=109989](https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=109989)

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal ([www.sell2wales.gov.wales](http://www.sell2wales.gov.wales)) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

as stated in the procurement documents.

(WA Ref:109989)

The buyer considers that this contract is suitable for consortia.

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

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

High Court

Royal Courts of Justice, the strand

London

WC2A 2LL

Country

United Kingdom