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Planning

## **Kings College Hospital NHS Foundation Trust Estates Partnership Framework**

King's College Hospital NHS Foundation Trust

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-010352

Procurement identifier (OCID): ocds-h6vhtk-03bdc5

Published 11 April 2023, 1:44pm

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

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

King's College Hospital NHS Foundation Trust

KCH Business Park, 129 Coldharbour Lane

London

SE5 9NY

#### **Contact**

Wing Quan

#### **Email**

[wing.quan@nhs.net](mailto:wing.quan@nhs.net)

#### **Telephone**

+44 2045267155

**Country**

United Kingdom

**Region code**

UKI45 - Lambeth

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

Additional information can be obtained from 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**

Kings College Hospital NHS Foundation Trust Estates Partnership Framework

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

King's College Hospital NHS Foundation Trust (the "Trust") is carrying out further pre market engagement in relation to it plans to procure a new framework agreement with two contractors to deliver projects as part of its strategic estates programme (the "Framework Agreement"). Following the Trust's initial pre market engagement in 2022, the Trust has now received planning permission in respect of the first project to be awarded under the Framework Agreement - the design, build and financing of a new Haematology Unit ("Unit").

Anyone interested in delivering works and services under this Framework Agreement is invited to complete a further soft market survey by 11th May 2023.

<https://forms.office.com/e/4k5yp1xA41>. The Trust may have follow up discussions once it has considered the surveys.

This prior information notice relates to pre market engagement only. It is not formally commencing a procurement process. Any procurement process in relation to the Framework Agreement will be advertised separately in Find a Tender and Contracts Finder. Anyone who does not participate in this pre market engagement will not be precluded from responding to the advert for the Framework Agreement. This prior information notice does not commit the Trust to carry out a procurement process.

**II.1.5) Estimated total value**

Value excluding VAT: £500,000,000

**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

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

NUTS codes

- UKI - London

Main site or place of performance

UKI

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

The Trust is seeking two contractors to enter into a 7 year term Framework Agreement for design, build and finance projects as part of its strategic estates programme. The Framework Agreement will be for design, build and finance projects but will also include call off contract options for build only and design and build projects.

It is anticipated that the first call off contract under the Framework Agreement will be for the development of the haematology unit (the “Unit”). The Trust is prepared to invest no less than £20 million in the design and build of the Unit, though the anticipated build cost is £39.1 million. The contractor appointed under the Framework Agreement will therefore be required to invest and build the Unit under a design, build and finance arrangement. The Trust intends to enter into a head lease with the developer with a lease back to the Trust and the rental stream will be how the Trust pays for costs of the development as part of a pre agreed financial model. The reason for the proposed 7 year term of the Framework Agreement is the range of long term projects to be awarded under it.

The Framework Agreement may be accessed by other NHS Trusts that will be identified in any future procurement process.

## **II.2.14) Additional information**

The Trust may intend to follow the competition procedure with negotiation for any future procurement process for the Framework Agreement.

## **II.3) Estimated date of publication of contract notice**

28 July 2023

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## **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: No

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## Section VI. Complementary information

### VI.3) Additional information

**ABOUT US:** Over the last 170 years, King's College Hospital University NHS Foundation Trust (KCH) has built its reputation as a world class hospital, with roots that lie firmly in the heart of our community. We are both a leading teaching hospital and a local hospital with a diverse inner city population. The Authority provides academically-led acute and specialist services, to people from the local area, from throughout the United Kingdom and overseas. The Authority is committed to delivering top-quality patient care, excellent education and world class research.

Kings Interventional Facilities Management (KFM) is a Limited Liability Partnership owned by Kings College Hospital NHS Foundation. KFM supplies healthcare support services and partner with healthcare providers to deliver world class patient care, with all profits and cost savings re-invested in the NHS.

**PROCUREMENT PROCESS:** KCH may elect (at its discretion) to proceed with the procurement of the proposed framework. At such time as the procurement proceeds, a contract notice will be issued in the Find a Tender Service and Contract Finder which suppliers will be required to respond to if they wish to bid for the opportunity. We intend to follow the Competitive Procedure with Negotiation. The Selection Questionnaire (SQ) stage is likely to start in early Summer 2023, with around 6 weeks allowed for bidders to respond. The Invitation To Submit Initial Tenders (ITSIT) stage is likely to start in late Summer 2023, with around 6 weeks allowed for bidders to respond. The procurement timetable will be confirmed to bidders once the SQ stage begins.

**FRAMEWORK VALUE:** The estimated value of the Framework Agreement given in this Notice is based on the Trust's current anticipated requirements. KCH cannot give any guarantees that works totalling this value will in fact be called off from this framework. Equally, the total value may increase, either if KCH's own requirements increase unexpectedly or if the framework is used by other contracting authorities as noted above.

**NOTE:** All information in this PIN (including but not limited to lot structure, values, services) is not a firm commitment and may be subject to change following market engagement