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Planning

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

King's College Hospital NHS Foundation Trust

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-015199

Procurement identifier (OCID): ocids-h6vhtk-034205

Published 31 May 2022, 12:40pm

### **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

**NUTS 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 Strategic Estates Partnership Framework

Reference number

C78239

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

- 45000000 - Construction work

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

Works

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

Kings College Hospital NHS Foundation Trust is looking to establish a new framework agreement with two contractors for its strategic estates programme. We intend to start the procurement in early July 2022, with the new framework commencing in May 2023.

Interested suppliers are invited to register their interest and complete a short survey: <https://forms.office.com/r/2gUqNEP3u> by 15/06/2022. We are planning to hold a virtual 'Meet the Buyer' event in the week commencing late June 2022, further details of this will be provided to suppliers that have registered their interest through the questionnaire.

This Prior Information Notice constitutes a market engagement opportunity. For the avoidance of doubt, if you do not register your interest this will not preclude you from bidding once the Selection Questionnaire period begins.

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

Value excluding VAT: £300,000,000

#### **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
- 45210000 - Building construction work
- 45220000 - Engineering works and construction works
- 45215100 - Construction work for buildings relating to health

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

NUTS codes

- UKI - London

Main site or place of performance

Kings College Hospital NHS Foundation Trust (KCH)  
Denmark Hill  
London  
SE5 9RS

### **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.

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

11 July 2022

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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 July 2022, with around 6 weeks allowed for bidders to respond. The Invitation To Submit Initial Tenders (ITSIT) stage is likely to start in late August 2022, 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.

