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Tender

Provision of new build extension to the existing Kent and Canterbury Hospital for the East Kent Hospitals University NHS Foundation Trust

East Kent Hospitals University NHS Foundation Trust

F24: Concession notice

Notice identifier: 2022/S 000-023168

Procurement identifier (OCID): ocds-h6vhtk-03612c

Published 19 August 2022, 4:15pm

Section I: Contracting authority/entity

I.1) Name and addresses

East Kent Hospitals University NHS Foundation Trust

Kent and Canterbury Hospital, Ethelbert Road

Canterbury

CT1 3NG

Contact

Senior Category Manager - Corporate

Email

ekh-tr.procurement@nhs.net

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

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

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

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

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

Applications or, where applicable, tenders must be submitted to 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

Provision of new build extension to the existing Kent and Canterbury Hospital for the East Kent Hospitals University NHS Foundation Trust

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

The Trust is seeking to appoint a Developer to design, build and finance a new build extension to the existing Kent and Canterbury Hospital of circa 60,000 sq. m (together with supporting infrastructure and access arrangements) (“the Shell and Core Works”) at Merton Lane / Ethelbert Road / Nackington Road (“the Hospital Development Site”).

The Shell and Core Works are expected to be delivered at Nil cost to the Authority.

The appointed Developer will have an opportunity to acquire land for independent development (consisting of approximately 9.22 hectares) adjacent to Hospital Development Site (“the Master Plan Site”) from Kent County Council and Canterbury City Council (“the Councils”).

Please note that this procurement will be paused following Outline Solutions for public consultation. Further details are set out in the procurement documents.

Continued in II.2.4. (Description of the procurement)

II.1.5) Estimated total value

Value excluding VAT: £232,000,000

II.1.6) Information about lots

This concession is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45213312 - Car park building construction work
- 45215100 - Construction work for buildings relating to health
- 45233000 - Construction, foundation and surface works for highways, roads
- 70110000 - Development services of real estate
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71247000 - Supervision of building work
- 71251000 - Architectural and building-surveying services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKJ44 - East Kent

Main site or place of performance

Land at Merton Lane / Ethelbert Road / Nackington Road, Canterbury, Kent

II.2.4) Description of the procurement

The opportunity is to purchase from the Councils land adjacent to the existing Kent and Canterbury Hospital (“Hospital Development Site”), together with land adjacent to the Hospital Development Site for independent future development (“Master Plan Site”) and to deliver the ‘shell & core’ build of a new hospital extension (circa 60,000sq.m) to the existing Hospital, together with enabling works, access to transport links including new road(s), associated infrastructure works and a multi storey car park (the “Shell and Core Works”). The Shell and Core Works will be funded and delivered by a developer at nil consideration to the Trust. The Trust will fit out the new hospital extension through a separate procurement exercise. The Trust will acquire the Hospital Development Site at the same time the developer acquires the Master Plan Site.

The developer will simultaneously enter into a conditional Development Agreement with the Trust to deliver the Shell and Core Works.

II.2.5) Award criteria

Concession is awarded on the basis of the criteria stated in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £232,000,000

II.2.7) Duration of the concession

Duration in months

48

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The estimated values in II.1.5 and II.2.6 is the estimated development value of the Master Plan Site. The estimated capital cost for the Shell and Core Works is approximately £200m. Bidders should seek independent legal and commercial advice in relation to the potential value of the opportunity and in particular the development value of the Master Plan Site.

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, indication of information and documentation required

Selection criteria as stated in the procurement documents

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 concession

III.2.2) Concession performance conditions

The Developer will be required to provide a capital receipt to the Councils for acquiring the Master Plan Site.

The Developer may be required to help achieve social and/or environmental policy objectives relating to recruitment, training & supply-chain initiatives. Contract performance conditions may relate to these considerations.

Whilst the CPV code for 45211000 (construction work for multi-dwelling buildings and individual houses) has been included to draw attention to the development potential of the Master Plan Site (which contributes to the financial viability of delivering the Shell and Core Works at Nil value to the Trust), this project does not involve development obligations being entered into with the Councils in respect of the Master Plan Site once acquired by the Developer.

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

IV.2) Administrative information

IV.2.2) Time limit for submission of applications or receipt of tenders

Date

14 October 2022

Local time

4:00pm

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Concession Contracts Regulation 2016 (CCR 2016) applies to this procurement.

The Authority intend to follow a process similar to the Competitive Dialogue procedure described in the Public Contracts Regulations 2015 (as amended) (PCR 2015).

The Authority reserves the right to deviate from the formalities of the PCR 2015 in conducting the procedure using flexibilities permitted by the CCR 2016.

Award criteria and further procurement documents will be provided at the commencement of the competitive dialogue stages to bidders that are shortlisted to participate.

Expressions of interest applications must be by way of completion and return of the Selection Questionnaire ("SQ") in accordance with the requirements therein and by the time and date specified in IV.2.2 (time limit for submission of applications).

The SQ and draft Invitation to Participate in Dialogue ("ITPD") will be available to Bidders following completion of the SQ and ITPD Confidentiality Agreement (document titled "pqq_1126_Confidentiality Agreement_SQ and ITPD") available from the Attachment section within pqq_1126 - Provision of new build extension to the existing Kent and Canterbury Hospital for the East Kent Hospitals University NHS Foundation Trust at <https://commercialsolutions.bravosolution.co.uk/>.

Completed Confidentiality Agreements must be returned to the Authority via the Messages section. Once the SQ and ITPD Confidentiality Agreement has been received, the SQ and draft ITPD will be issued to the Bidder.

VI.4) Procedures for review

VI.4.1) Review body

East Kent Hospitals University NHS Foundation Trust

Kent and Canterbury Hospital, Ethelbert Road,

Canterbury

CT1 3NG

Email

ekh-tr.procurement@nhs.net

Country

United Kingdom

Internet address

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

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Authority reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this concession notice.

For information on the review procedure bidders are referred to Regulation 47 (Notice of decision to award a concession contract); Regulation 48 (Standstill Period) and Regulation 52 to 63 of the Concession Contracts Regulations 2016 (CCR 2016).

Following any decision to award the concession contract, the contracting authority will providing debriefing information to unsuccessful bidders (in accordance with Regulation 47 CCR 2016) and observe a minimum 10 day standstill period (in accordance with Regulation 48 CCR 2016) before the concession contract is entered into.