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Tender

## **Cylch Caron Integrated Resource Centre, Ceredigion Delivery Partner**

Cyngor Sir Ceredigion County Council  
Hywel Dda University Health Board

F02: Contract notice

Notice identifier: 2024/S 000-023319

Procurement identifier (OCID): ocids-h6vhtk-0484d0

Published 26 July 2024, 8:46am

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

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

Cyngor Sir Ceredigion County Council

Canolfan Rheidol, Rhoddfa Padarn

Aberystwyth

SY23 3UE

#### **Email**

[cllc@ceredigion.gov.uk](mailto:cllc@ceredigion.gov.uk)

#### **Telephone**

+44 1545570881

#### **Country**

United Kingdom

**NUTS code**

UKL1 - West Wales and the Valleys

**Internet address(es)**

Main address

<http://www.ceredigion.gov.uk>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0491](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0491)

**I.1) Name and addresses**

Hywel Dda University Health Board

Ty Gorwel, Building 14, St David's Park, Job's Well Road

Carmarthen

SA31 3BB

**Email**

[NWSSP.HywelDda.Procurement@wales.nhs.uk](mailto:NWSSP.HywelDda.Procurement@wales.nhs.uk)

**Telephone**

+44 1267229774

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://hduhb.nhs.wales/>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA79805](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA79805)

## **I.2) Information about joint procurement**

The contract involves joint procurement

## **I.3) Communication**

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

<https://etenderwales.bravosolution.co.uk/web/login.shtml>

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/web/login.shtml>

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://etenderwales.bravosolution.co.uk/web/login.shtml>

## **I.4) Type of the contracting authority**

Regional or local authority

## **I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Cylch Caron Integrated Resource Centre, Ceredigion Delivery Partner

Reference number

itt\_90143

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

- 70333000 - Housing services

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

Services

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

Ceredigion County Council (the Council) and Hywel Dda University Health Board (H DUHB) are seeking a suitable Delivery Partner to design, build and operate a purpose-built centre for the integrated delivery of health and social care services; together with specialist social housing for individuals with care needs in Tregaron. It is a requirement of this project that such specialist social housing is made available at social rent. The purpose-built centre will be known as the Cylch Caron Integrated Resource Centre (IRC).

The site and IRC will be owned by the Council and will be leased to the selected Delivery Partner on a long lease of 125 years at a subsidised rental value.

This procurement exercise is not for the actual construction of the IRC - following the appointment of the successful Delivery Partner, the Delivery Partner will then be expected to manage the building contract procurement process in compliance with the Public Contracts Regulations 2015.

#### **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
- 71000000 - Architectural, construction, engineering and inspection services
- 85000000 - Health and social work services
- 85300000 - Social work and related services
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215200 - Construction work for social services buildings
- 45215210 - Construction work for subsidised residential accommodation

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

NUTS codes

- UKL1 - West Wales and the Valleys

Main site or place of performance

Tregaron, Ceredigion

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

The Council and HDUHB are seeking a suitable Delivery Partner to design, build and operate a purpose-built centre for the integrated delivery of health and social care services; together with specialist social housing for individuals with care needs in Tregaron. It is a

requirement of this project that such specialist social housing is made available at social rent. The purpose-built centre will be known as the Cylch Caron Integrated Resource Centre (IRC). The site and IRC will be owned by the Council and will be leased to the selected Delivery Partner on a long lease of 125 years at a subsidised rental value.

Tenderers must note that this procurement exercise relates to the procurement of the Delivery Partner only who will be required, working collaboratively with the Council and HDUHB, to take lead responsibility for progressing the project through all stages of its delivery. Further details relating to the project, its specification and the responsibilities of the successful Delivery Partner is available in the tender documentation.

Social Housing Grant: A social housing grant may be available to registered social landlords (housing associations) by Welsh Government. The Delivery Partner will be required to apply for such funding directly from the

Welsh Government. A Health Capital Grant, Health & Social Care Capital Receipts and a Council grant may also be available. However, Tenderers should note that there is no guarantee that these public capital investments stipulated a will be made available to the Delivery Partner.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality (including Community Benefits/Social Value) / Weighting: 90%

Price - Weighting: 10%

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

Duration in months

999

This contract is subject to renewal

No

#### **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

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

Tenderers to note that although Section II.2.7 states the duration of the contract is 999 months this is incorrect and it is the intention of Ceredigion County Council that the site will be leased to the selected Delivery Partner on a long lease of 125 years (1500 months). Section II.2.7 would not permit the correct duration of 125 years to be entered.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **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**

As stipulated in the documentation supplied with the tender.

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## **Section IV. Procedure**

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

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

Open procedure

#### **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 receipt of tenders or requests to participate**

Date

20 September 2024

Local time

12:00pm

#### **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: 6 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

20 September 2024

Local time

12:00pm



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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

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=143287](https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=143287)

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:

Bidders are invited to submit their own proposals in the tender. If agreed, these will be incorporated into the contract.

(WA Ref:143287)

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

Telephone

+44 2079477501

Country

United Kingdom