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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

clic@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

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

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

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

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 (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.

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.

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.

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

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

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