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Award

Delivery of Community Diagnostics Centre at Yeovil District Hospital

Somerset NHS Foundation Trust

F15: Voluntary ex ante transparency notice

Notice identifier: 2023/S 000-029918

Procurement identifier (OCID): ocds-h6vhtk-040aec

Published 11 October 2023, 9:52am

Section I: Contracting authority/entity

I.1) Name and addresses

Somerset NHS Foundation Trust

Lydeard House, Musgrove Park Hospital, Parkfield Drive

Taunton

TA1 5DA

Contact

David Craig

Email

David.Craig@SomersetFT.nhs.uk

Telephone

+44 1743261456

Country

United Kingdom

Region code

UKK23 - Somerset

Internet address(es)

Main address

<http://www.somersetft.nhs.uk/>

Buyer's address

<http://www.somersetft.nhs.uk/>

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

Delivery of Community Diagnostics Centre at Yeovil District Hospital

Reference number

DN693894

II.1.2) Main CPV code

- 45215100 - Construction work for buildings relating to health

II.1.3) Type of contract

Works

II.1.4) Short description

Following an advertised procurement process, Somerset Foundation Trust (SFT) has previously appointed a Strategic Estates Partner, Somerset Estates Partnership Project Co (SEPP) in relation to the strategic development of the Yeovil District Hospital site. In line with that appointment, SFT intends to instruct SEPP to deliver a facility with space for a community diagnostics centre and additional clinical space for SFT's use. The documents to be executed by SFT comprise a Project Agreement with SEPP, a 125 year Headlease with the funder and an Underlease for the clinical space to be occupied by SFT. InHealth will enter into a 15 year Underlease in respect of the CDC and SFT will enter into a 15 year reversionary lease of the 15 years immediately following expiry of the InHealth lease. The contractual arrangements reflect the opportunity to deliver new projects which was set out in the original procurement of the Strategic Estates Partner and therefore the arrangement falls within the scope of what was previously advertised.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £25,050,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKK23 - Somerset

Main site or place of performance

Yeovil

II.2.4) Description of the procurement

SFT intends to enter into the Project Agreement with SEPP and the Underlease and Reversionary Lease with the funder. Under the Project Agreement SEPP has the right to undertake the works to deliver the CDC and additional clinical facilities as approved by SFT through the project approval procedure under the Strategic Estates Partnership Agreement. SFT will be obliged to accept the Underlease of the clinical space and the Reversionary Lease of the CDC space on practical completion of the works. As set out in the original procurement of the Strategy Estates Partner, SEPP will be required to procure the necessary works as if these are covered by the PCR, which may include calling off works under existing public sector frameworks on behalf of SFT. As envisaged under the original procurement of the Strategic Estates Partner, SEPP may carry out these works through its approved delivery partner, Prime Infrastructure Management Services 3 Limited in line with the MSA entered into as part of the original procurement. To facilitate the delivery of the project, the parties intend to enter into a novation of the Project Agreement, with Prime Infrastructure Management Services 3 Limited taking over the delivery obligations under the Project Agreement from SEPP.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The opportunity awarded to SEPP is to deliver and manage the construction of the new facility. In instructing SEPP to do so, SFT followed the New Process Approval Procedure set out in the Strategic Estates Partnership Agreement. This approach was advertised as part of the original procurement of the Strategic Estates Partnership and so forms part of the operation of that original opportunity.

As indicated in the original procurement, SEPP is required to procure the construction works as if these were covered by the PCR. This includes the use of existing frameworks on behalf of SFT.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 June 2023

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Somerset Estates Partnership Project Co Limited

5 The Triangle, Wildwood Drive

Worcester

WR5 2QX

Country

United Kingdom

NUTS code

- UKK23 - Somerset

National registration number

09781205

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £25,050,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom