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Planning

Overdale Acute Hospital Construction Works - Prior Information Notice (PIN)

Government of Jersey

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-031601

Procurement identifier (OCID): ocds-h6vhtk-04a52b

Published 2 October 2024, 4:53pm

Section I: Contracting authority

I.1) Name and addresses

Government of Jersey

19-21 Broad Street

St Helier

JE2 3RR

Contact

Commercial Manager

Email

NHFProcure@gov.je

Telephone

+44 1534

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

www.gov.je/nhfp

Buyer's address

www.gov.je/nhfp

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Overdale Acute Hospital Construction Works - Prior Information Notice (PIN)

Reference number

DN745732

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This Prior Information Notice ('PIN') is in relation to the Government of Jersey's New Healthcare Facilities Programme (NHFP). Specifically, the opportunity for a Delivery Partner for construction of the Overdale Acute facility and associated infrastructure.

Programme Overview

The NHFP primary objective is to deliver modern, fit for purpose secondary health and care facilities estate for Jersey in line with the decisions of the States Assembly and the States of Jersey Common Strategic Policy.

The key objectives of the wider NHFP Programme are:

- To produce a multi-site health and care estate which will enable a high-quality healthcare provision that delivers efficient, effective, timely and accessible care for all service users and furthermore delivers the best possible experience for service users, visitors, and staff.
- To deliver facilities that are safe, compliant, flexible and the right size for the future delivery of clinical and other services and enables service transformation.
- To deliver new healthcare facilities that ensures the financial sustainability of the health economy.
- To deliver facilities that contribute to building a thriving community and well-being of staff and patients with positive socio-economic and environmental impacts.

The programme has significant political, clinical, and local support and is expected to receive funding and planning approvals in Q4 2024 / Q2 2025. It has public support, as well as ministerial, and benefits from an optimised governance model.

Overdale Acute Project

The wider NHFP programme includes building the Acute Hospital at Overdale and other projects at the existing Jersey General Hospital site for ambulatory services and the development of mental health services within the wider health estate. The first part of the programme to begin construction in this phase will be the Overdale Acute Hospital.

The Overdale Acute Hospital will need a partner to design and construct a new circa 48,000m² acute hospital with associated services and spaces. It will require a Main Works Delivery Partner to provide a full suite of services through the pre-construction, construction, and operational stages. It is anticipated that full RIBA 3 Concept Design will be completed in Q4 2024.

The Acute Hospital will include the Emergency Department, Theatres, Inpatient wards and Womens and Childrens inpatient services with associated infrastructure, including surface landscaped car parking.

To register your interest in this opportunity, please email the following address:

NHFProcure@gov.je

Final date for response is: 24th October 2024 @ 17:00

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 33000000 - Medical equipments, pharmaceuticals and personal care products
- 39130000 - Office furniture
- 42160000 - Boiler installations
- 42400000 - Lifting and handling equipment and parts
- 42961000 - Command and control system
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 50700000 - Repair and maintenance services of building installations
- 51000000 - Installation services (except software)
- 71000000 - Architectural, construction, engineering and inspection services
- 79415000 - Production management consultancy services
- 85110000 - Hospital and related services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

Island of Jersey

II.2.4) Description of the procurement

This is a Market Engagement activity rather than a specific contract or proposed procurement. The Market Engagement will consist of:

- Webinar
- Questionnaire
- Formal meetings as requested by interested parties.

Please note that this is not a call for competition. A separate competitive process will follow this PIN.

Please also note that this is not a call for all suppliers who may be interested in providing services, materials, or labour to any Main Works Delivery Partner or to the Government of Jersey as part of the wider Programme. It is anticipated that NHFP will issue further Notices to advise of any such opportunities to work alongside the NHFP team and any Main Works Delivery Partner.

Participation or non-participation in the NHFP Market Engagement will not influence the selection and/or award decision forming part of any future procurement process.

II.3) Estimated date of publication of contract notice

2 December 2024

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

Section VI. Complementary information

VI.3) Additional information

Background to Jersey and the NHFP Programme

Jersey is the largest of the Channel Islands, between England and France. A self-governing dependency of the United Kingdom, with a mix of British and French cultures, it is known for its beaches, cliffside walking trails, inland valleys and historic castles. The fact that Jersey is self-governing means that there is an ability to have short decision-making cycles and to manage projects within its own legal and financial frameworks. These are broadly like those in the UK but does have some advantages for the construction industry and its supply chain (such as an ability to raise and manage our own finances supported by a strong balance sheet).

It offers a unique place to live and work and is seeking a Main Works Delivery Partner with the capacity, capability and credentials to deliver an acute hospital. Government of Jersey is looking to deliver best value for islanders and so will be looking for optimal use of the locally strong construction industry and also being cognisant of the specialist skills and knowledge required to deliver complex healthcare buildings.

NHFP, as part of Government, is well placed to facilitate processes that will be important to a Delivery Partner. This may include workforce accommodation, logistics, management of modern methods of construction and managing to do business in Jersey from a regulatory perspective. In Jersey, many of these functions are either part of Government or are administered by Organisations wholly or partly owned by the Public.

Also differently from the UK, the General Hospital in Jersey is administered by the Government Departments of Health and Community Services (HCS) and Infrastructure. NHFP is also part of the HCS Department.

Background to the New Healthcare Facilities Programme

Current healthcare facilities are preventing HCS from delivering its services. This is due to the poor physical condition of the facilities, poor functional suitability and configuration, and poor resilience. Most of the current clinical facilities date from the 1960s, but with the granite block dating back to 1765, there are significant levels of dilapidation. Elements of the building structure and engineering services are now beyond their useful economic life and will need to be replaced soon.

During recent inspections in 2023, the presence of Reinforced Autoclaved Aerated Concrete (RAAC) was identified at several locations in the Jersey General Hospital (JGH). The presence of RAAC can pose a structural risk, particularly if the RAAC was installed

incorrectly or if there are leaks. The porous structure of RAAC allows water to enter, which can cause its internal steel reinforcements to corrode and lead to cracking.

This background is the case for progressing with the delivery of new healthcare facilities in Jersey and the NHFP is a separate team charged with ensuring that this key objective is met.

Procurement Activity

This PIN is to inform potential suppliers that the Government of Jersey wishes to commence Market Engagement and Consultation and invites suppliers who would like to engage with NHFP and more specifically the Overdale Acute project as a Main Delivery Partner, and who have not already done so, to register interest via a specific email address provided in this PIN. By registering you will receive notices on this procurement in the future.

Conditions regarding this PIN

This PIN is not a call for competition and is not published to reduce time limits for the receipt of tenders. Any dates and/or durations in this PIN are indicative only. Non-participation in the NHFP's Market Engagement activities shall not prevent any supplier from participating in any future procurement.

Publication of this PIN is part of the NHFP's Market Engagement and due diligence process on its options, and the publication of this PIN does not indicate that a decision has been made on a particular route for a procurement and/or subsequent contract award. NHFP is not obliged to respond to any correspondence on this PIN or any matter related to this Market Engagement. The decision to include any party/economic operator in any subsequent Market Engagement process shall remain with the NHFP alone. References to NHFP are to the programme and team engaged by the Government of Jersey to deliver the programme. The Government of Jersey is the contracting authority.

Purpose of this PIN

The purpose of this PIN is to inform Main Works Construction suppliers and other associated suppliers that the Government of Jersey wishes to commence Market Engagement and Consultation and invites suppliers who would like to engage with NHFP and more specifically the Overdale Acute project, and who have not already done so, to register interest via the email address provided in this PIN.

The Government of Jersey is looking to commence a tender process in Q4 2024. This PIN aims to inform the Government of Jersey of the current market capability, provide insights on innovation, and understand what scope of services will provide optimal responses during a tender process.

Responding to this PIN

Please use this email address to register interest by 24th October 2024. Any issues with this, please use the same email: NHFProcure@gov.je, titling your email 'Government of Jersey Main Contractor PIN'.

The Government of Jersey may request further engagement with suppliers who respond to this PIN, where clarifications would help provide further insight to the response already provided. All information requested in this PIN will remain confidential and will not be disclosed to any third parties

To register your interest in this opportunity, please email the following address:

NHFProcure@gov.je

Final date for response is: 24th October 2024 @ 17:00