**Tender Notice - ESNEFT2291 CDC 12 Museum Street Ipswich, IP1 1HT**

**Capability Assessment Nr 1 (CA1) – Expression of Interest**

1. **Client Information**

**East Suffolk and North Essex NHS Foundation Trust (ESNEFT)** is the largest NHS organization in its region, formed on July 1, 2018, through the merger of Colchester Hospital University NHS Foundation Trust and The Ipswich Hospital NHS Trust.

ESNEFT provides comprehensive hospital and community healthcare services across multiple locations, including Colchester, Ipswich, Clacton, Halstead, Harwich, Felixstowe, and Aldeburgh. The trust offers a wide range of medical services such as acute medicine, cardiology, dermatology, emergency assessment, gastroenterology, neurology, and many more.

ESNEFT is committed to delivering high-quality care and continuously improving its facilities and services to meet the needs of the local communities. As part of ESNEFT’s investment and clinical development plans, the trust is now moving forward with its construction works programme, to implement a specific Clinical Diagnostic Centre (CDC) service to complement its hub and spoke model.

1. **Background to Project / Objectives**

The establishment of a spoke CDC site at 12 Museum Street, Ipswich, aims to significantly enhance healthcare services in the East Suffolk locality. This new facility will provide essential diagnostic services, including but not limited to: MRI, CT, Ultrasound, Phlebotomy and others, which are crucial for the early diagnosis of complex health issues. By refurbishing the property to suit these services, the NHS aims to reduce clinical waiting times and lessen the strain on existing healthcare services. This initiative aligns with the NHS’s current goals for preventative healthcare, ensuring that patients receive faster and more The refurbishment will include remodelling the space to achieve a ratio of 75% clinical and 25% non-clinical space, ensuring that the facility is optimised for patient care. Staff provisions will include showers, changing rooms, and a staff rest area with a kitchenette, creating a supportive environment for healthcare professionals. The new CDC spoke site is designed to serve the East Suffolk locality, operating seven days a week and accommodating up to 250 patients per day, with an annual capacity in the region of 90,000 scans. This project not only aims to improve productivity and efficiency within the NHS but also to provide a more streamlined and effective healthcare service for the community.

convenient access to tests and scans, ultimately improving patient health diagnosis.

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1. **Scope**

The list below provides a summary of the proposed construction works scope:

* Extensive refurbishment / remodelling of GF, 1st and 2nd floor; approx. 1480m2.
* Structural modifications to house a CT scanner on the 1st floor.
* Ground Floor extension (traditional) to house the MRI department; approx. 80m2.
* Lift/staircase extension to create a new compliant lift and staircase.
* New UKPN power supply, sub-station, generator to site.
* Create external plant compound in existing Undercroft area.
* Associated External Works.

**Other Project Considerations:**

* HTM compliance required.
* BREEAM Very Good is a requirement of the Business Case (BREEAM consultant is employed/engaged in pre-contract stage).
* MRI and CT scanners procured direct by the Trust / engagement and design co-ordination is progressing with the specialists.
* Planning Consultant is employed and technical surveys on going to support the application in the bid to reduce number of pre-commencement conditions – planning application will be submitted prior to final tender pricing.
* Trust Authorising Engineers are engaged in the pre-contract / design stage.
* Engagement with various Trust Stakeholders / End Users on-going / requirements being factored into the design.
* Party Wall Surveyor is engaged to advise on Party Wall Act and neighbouring properties.
* Engagement with UKPN on-going.
* Town centre location (deliveries management, engagement with neighbours will be key for protection of Trust reputation).
1. **Procurement / Tender Overview**

The construction works are being procured on a Traditional “lump sum” basis, Suppliers which are successful at “CA2” stage will be invited to price RIBA Stage 4 design information on a single stage basis at the “Formal Tender Stage.”

The Tender Process is summarised in the following sequential steps:

* **Step 1:- Capability Assessment Nr 1 (CA1)** issued (Expression of Interest for Suppliers to opt in – this document).
* **Step 2:- Capability Assessment Nr 2 (CA2)** issued (this will comprise a combination of Pass/Fail criteria and qualitative assessment (only) which will be scored against pre-determined criteria). No pricing carried out at this stage. A shortlist of contractors (maximum of 5) will proceed to the final tender stage (step 3).
* **Step 3:- Formal Tender Pricing Stage –** short list of suppliers invited to price the works on a single stage basis (evaluation criteria to be 70% price, 20% Technical and 10% Social Value).
1. **Programme**

A summary of the key project milestone dates is provided below:

* May 25 Submit CA1 (Expression of Interest).
* June 25 Submit CA2.
* Mid June 25 Submit Planning Application.
* End Sept 25 RIBA 4 Design Complete.
* Early Oct 25 Formal Tender Pricing Stage *(step 3 in Section 4 above).*
* Mid Nov 25 Tender Returns.
* Mid Dec 25 Client places order with Contractor.
* Mid / End Jan 26 Construction Works Start on Site.
* End Jan 27 Construction Complete / handover.
1. **Form of Contract**

The Trust will procure the construction works via a JCT Standard Building Contract Without Quantities (SBC/XQ 2024).

1. **Professional Team**

Professional services are currently being provided by the following organisations -

* Project Manager/Quantity Surveyor: Castons Consulting Limited.
* Architect and BSA PD: KLH Architects Limited.
* Structural and Civil Engineer: Conisbee.
* Mechanical and Electrical Engineers: John Slater and Haward Limited.
* CDM PD: CCAS Limited.
* BREEAM Consultant: SCS.
1. **Budget Value**

Budget Cost Estimate for Construction Works = £8.5 to 9million + VAT.

1. **Return requirements / Supplier Response**

Please could you confirm if you intend to “Opt in” to this opportunity under Supplier Response below.

Please note that if you do not respond by the required deadline of **30th May 2025**, you will not be issued with the CA2 tender documents.

All expressions of interest and completed forms must be submitted through the Atamis portal. If you are not already registered to Atamis please contact 0800 098 8201 or visit the following link: [Registering as a Supplier on Atamis](https://esneft-my.sharepoint.com/personal/chris_birkett_esneft_nhs_uk/Documents/Desktop/Registering%20as%20a%20Supplier%20on%20Atamis).

**Supplier Response**

**I/we wish to ‘Opt in’ to the above opportunity**

**Company Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Additional Comments from Supplier:**

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**Please provide your response by 30th May 2025**