

EUROPEAN UNION

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CONTRACT NOTICE

- Works
- Supplies
- Services

Reserved for the Publication Office
Date of receipt of the notice
Identifier

Is this contract covered by the Government Procurement Agreement (GPA)? NO YES

SECTION I: CONTRACTING AUTHORITY

I.1) OFFICIAL NAME AND ADDRESS OF THE CONTRACTING AUTHORITY

Organisation Dudley South PCT as lead authority for the Dudley South LIFT on behalf of itself and the following contracting authorities: <i>OJEC Office see continuation sheet</i>	For the attention of Mrs K. Y. Hicks
Address Trust Headquarters, Ridge Hill Brierley Hill Road,	Postal code DY8 5ST
Town Stourbridge, West Midlands	Country UK
Telephone 01384 457373	Fax 01384 77609
Electronic mail (e-mail) LIFT@dudley.nhs.uk	Internet address (URL) ----

I.2) ADDRESS FROM WHICH FURTHER INFORMATION CAN BE OBTAINED

As in 1.1

I.3) ADDRESS FROM WHICH DOCUMENTATION MAY BE OBTAINED

As in 1.1

I.4) ADDRESS TO WHICH TENDERS/REQUESTS TO PARTICIPATE MUST BE SENT:

As in 1.1

I.5) TYPE OF CONTRACTING AUTHORITY*

- Central level EU Institution Other
- Regional/local level Body governed by public law

SECTION II: OBJECT OF THE CONTRACT

II.1) Description

II.1.1) Type of works contract (in case of works contract)

Execution Design and execution Execution, by whatever means of a work
corresponding to the requirements
specified by the contracting authority

II.1.2) Type of supplies contract (in case of supplies contract)

Purchase Rent Lease Hire-purchase A combination of these

II.1.3) Type of service contract (in case of service contract)

Service category 12 – *OJEC office see continuation sheet*

II.1.4) Is it a framework agreement ? * NO Yes

II.1.5) Title attributed to the contract by the contracting authority *

DUDLEY SOUTH NHS LIFT

II.1.6) Description/object of the contract (use continuation sheet if necessary)

The contracting authorities are seeking a private sector partner or partners to participate and invest in a new Public Private Partnership vehicle to be established jointly with some or all of the contracting authorities which will provide (or arrange for the provision of) “Partnering Services” (including property management, (OJEC office see continuation sheet)

II.1.7) Site or location of works, place of delivery or performance

Dudley and adjacent area

NUTS code* _____

II.1.8) Nomenclature

II.1.8.1) Common Procurement Vocabulary (CPV) *

	Main vocabulary	Supplementary vocabulary (when applicable)
CPV references:		
Main object	70000000-1	Real estate services
Additional objects	50700000-2	Repair and maintenance services related to buildings
	77320000-9	Grounds maintenance services
	45215100-8	Construction work for buildings related to health
	45215200-9	Construction work for social services buildings
	70330000-3	Property management services of real estate on a fee or contract basis

OJEC office – see continuation sheet for additional CPV references

II.1.8.2) Other relevant nomenclature (CPA/NACE/CPC) _____

II.1.9) Division into lots (for details about lots use Annex B as many times as needed)

NO YES

Tenders may be submitted for: one lot several lots all lots

II.1.10) Will variants be accepted (where applicable)

NO YES

OJEC office – see continuation sheet

II.2) QUANTITY OR SCOPE OF THE CONTRACT

II.2.1) Total quantity or scope (including all lots and options, if applicable)

The estimated capital value of the schemes in the first tranche is in the region of £30 million GBP which £5.7 million GBP is the estimated value of the sites to be acquired by the LIFT company. Further projects arising in the first five year period may result in the total estimated capital value (including first tranche projects) being approximately £48 million GBP of which £10 million is the estimated value of the sites to be acquired.

II.2.2) Options (if applicable). **Description and time when they may be exercised** (if possible)

Not applicable

II.3) DURATION OF THE CONTRACT OR TIME LIMIT FOR COMPLETION

Either: Period in month/s and/or days (from the award of the contract)

Or: Starting 07/03/2004 and/or ending 07/03/2029

SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1) CONDITIONS RELATING TO THE CONTRACT

III.1.1) Deposits and guarantees required (if applicable)

The contracting authorities reserve the right to require deposits, guarantees, bonds or other forms of appropriate security

III.1.2) Main terms of financing and payment and/or reference to the relevant provisions (if applicable)

See sections III.1.3 and VI.4

III.1.3) Legal form to be taken by the grouping of suppliers, contractors or service providers to whom the contract is awarded (if applicable)

The contracting authorities are seeking a private sector partner or partners to invest in the PPP vehicle which will take responsibility for and manage a supply chain of providers. The contracting authorities reserve the right to require groupings of contractors to take a particular legal form or to require a single contractor to take primary liability or to require that each party undertakes joint and several liability irrespective of the form of the PPP vehicle.

III.2) CONDITIONS FOR PARTICIPATION

III.2.1) Information concerning the personal situation of the contractor, supplier or service provider and information and formalities necessary for the evaluation of the minimum economic, financial and technical capacity required

In accordance with Articles 29 to 35 of directive 92/50 (as amended) and as set out in the pre qualification questionnaire available from the address in section I.1

III.2.1.1) Legal position – means of proof required

As set out in the prequalification questionnaire

III.2.1.2) Economic and financial capacity – means of proof required

As set out in the prequalification questionnaire

III.2.1.3) Technical capacity – means of proof required

As set out in the prequalification questionnaire

III.3) CONDITIONS SPECIFIC TO SERVICES CONTRACTS

III.3.1) Is provision of the service reserved to a specific profession?

NO YES

If yes, reference of the relevant law, regulation or administrative provision

III.3.2) Will legal entities be required to state the names and professional qualifications of the personnel responsible for execution of the contract?

NO YES

SECTION IV : PROCEDURE

IV.1) TYPE OF PROCEDURE

Open Accelerated restricted

Restricted Accelerated negotiated

Negotiated

IV.1.1) Have candidates already been selected? *(for negotiated procedure only and if applicable)*

NO YES *If yes, provide details under Other information (section V)*

IV.1.2) Justification for the choice of accelerated procedure *(if applicable)*

Not applicable

IV.1.3) Previous publication concerning the same contract *(if applicable)*

IV.1.3.1) Prior information notice concerning the same contract *(if applicable)*

Notice number in
OJ content list □□□□/□ □□□-□□□□□□□□ of □□/□□/□□□□ *(dd/mm/yyyy)*

IV.1.3.2) Other previous publications

Notice number in
OJ content list □□□□/□ □□□-□□□□□□□□ of □□/□□/□□□□ *(dd/mm/yyyy)*

IV.1.4) Envisaged number of suppliers which will be invited to tender *(when applicable)*

Number □□ or: Minimum 03 / Maximum 08

IV.2) AWARD CRITERIA

A) Lowest price

or

B) The most economically advantageous tender in terms of :

B1) criteria as stated below *(in descending order of priority where possible)*

1	4	7
2	5	8
3	6	9

In descending order of priority: NO YES

or:

B2) criteria as stated in contract documents

IV.3) ADMINISTRATIVE INFORMATION

IV.3.1) Reference number attributed to the file by the contracting authority * _____

IV.3.2) Conditions for obtaining contract document and additional documents

Obtainable until 28/04/2003

Price (where applicable) Not applicable Currency _____

Terms and method of payment Not applicable

IV.3.3) Time-limit for receipt of tenders or requests to participate (depending whether it is an open, restricted or negotiated procedure)

28/04/2003 or days from dispatch of notice.

Time (when applicable): 1700 hours by completion and return of the prequalification questionnaire

IV.3.4) Dispatch of invitations to tender to selected candidates (In restricted and negotiated procedure)

Estimated date 11/06/2003

IV.3.5) Language or languages in which tenders or requests to participate can be drawn up

ES	DA	DE	EL	EN	FR	IT	NL	PT	FI	SV	Other(s) - third country
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

IV.3.6) Minimum time frame during which the tenderer must maintain its tender (in case of an open procedure)

Until (dd/mm/yyyy) or months and/or days from the deadline stated for receipt of tenders

IV.3.7) Conditions for opening tenders

IV.3.7.1) Persons authorised to be present at the opening of tenders (where applicable)

Not applicable

IV.3.7.2) Date, time and place

Date (dd/mm/yyyy) Time: _____

Place Not applicable

SECTION VI: OTHER INFORMATION

V1.1) IS THIS NOTICE A NON-MANDATORY ONE?

NO YES

VI.2) IF APPLICABLE, INDICATE WHETHER THIS PROCUREMENT IS A RECURRENT ONE AND THE ESTIMATED TIMING FOR FURTHER NOTICES TO BE PUBLISHED

N/A

VI.3 DOES THE CONTRACT RELATE TO A PROJECT/PROGRAMME FINANCED BY EU-FUNDS?*

NO YES

If yes, indicate the project/programme and any useful reference _____

VI.4) ADDITIONAL INFORMATION (if applicable)

Expressions of interest must be by way of completion and return of the prequalification questionnaire (PQQ). The PQQ must be returned by the time and date specified in IV.3.3. The Partnerships for Health extranet portal will be used through the procurement process. For access to the portal or for non-electronic copies of the PQQ please use the contact address in section I.1.

(see continuation sheet)

VI.5) DATE OF DISPATCH OF THIS NOTICE: 07/03/2003

ANNEX A

1.2) ADDRESS FROM WHICH FURTHER INFORMATION CAN BE OBTAINED

Organisation	For the attention of
Address	Postal code
Town	Country
Telephone	Fax
Electronic Mail (E-Mail)	Internet address (URL)

1.3) ADDRESS FROM WHICH DOCUMENTATION MAY BE OBTAINED

Organisation	For the attention of
Address	Postal code
Town	Country
Telephone	Fax
Electronic Mail (E-Mail)	Internet address (URL)

1.4) ADDRESS TO WHICH TENDERS/REQUESTS TO PARTICIPATE MUST BE SENT

Organisation	For the attention of
Address	Postal code
Town	Country
Telephone	Fax
Electronic Mail (E-Mail)	Internet address (URL)

ANNEX B – INFORMATION ABOUT LOTS

LOT n°

1) Nomenclature

1.1) Common Procurement Vocabulary (CPV)*

	Main vocabulary	Supplementary vocabulary (when applicable)		
Main object	<input type="text"/> . <input type="text"/> . <input type="text"/> . <input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>
Additional objects	<input type="text"/> . <input type="text"/> . <input type="text"/> . <input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>
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1.2) Other relevant nomenclature (CPA/NACE/CPC)

2) Short description _____

3) Scope or quantity _____

4) Indication about different starting/delivery date (if applicable)

Starting / / (dd/mm/yyyy) / delivery / / (dd/mm/yyyy)

LOT n°

1) Nomenclature

1.1) Common Procurement Vocabulary (CPV) *

	Main vocabulary	Supplementary vocabulary (when applicable)		
Main object	<input type="text"/> . <input type="text"/> . <input type="text"/> . <input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>
Additional objects	<input type="text"/> . <input type="text"/> . <input type="text"/> . <input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>	<input type="text"/> - <input type="text"/>
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1.2) Other relevant nomenclature (CPA/NACE/CPC)

2) Short description _____

3) **Scope or quantity** _____

4) **Indication about different starting/delivery date** *(if applicable)*

Starting □□/□□/□□□□ *(dd/mm/yyyy)* / delivery □□/□□/□□□□ *(dd/mm/yyyy)*

.....*(Use present annex as many times as necessary)*
.....

CONTINUATION SHEET

I.1 Contracting Authorities

West Midlands Ambulance Service NHS Trust
Millennium Point
Waterford Business Park
Waterfront Way
Brierley Hill
DY5 1LX.

Dudley Metropolitan Borough Council
3 St James's Road
Dudley
West Midlands
DY1 1HZ.

Partnerships for Health Ltd
Skipton House (302A)
80 London Road
London
SE1 6LW

II.1.3 Service Category

Additional categories: 11, 14, 27

II.1.6 Description/object of the contract - continued

.....procurement consultancy, architectural, engineering, construction, technical and building services). The PPP vehicle will also provide/manage the provision by its supply chain of a mixture of new build and refurbished serviced community based health and social care facilities under lease arrangements. These may include: learning disabilities, local mental health units, opticians, intermediate care facilities, health centres, resource centres, walk-in centres, drop-in centres, outpatient diagnostic and treatment facilities, GP and dentists accommodation, pharmacies, facilities for allied health professionals, management offices, child care facilities, café, facilities for social inclusion and for the voluntary sector and key worker accommodation for health and social care workers. The PPP vehicle may also provide facilities management services (such as building maintenance and repair services and grounds maintenance services) to other buildings within the contracting authorities' estate.

See section VI.4 and information accompanying the PQQ for further information on the schemes, proposed structure and contract periods.

II.1.8.1 Common Procurement Vocabulary (CPV) *

74141800-7	Procurement consultancy services
74200000-1	Architectural engineering, construction and related technical consultancy services
74231500-2	Building services
74873000-9	Building and facilities management services

This list is not exhaustive

II.1.10 Will variants be accepted

Variants accepted in addition to a compliant bid and provided that they meet the core requirements of the contracting authorities

VI.4 Additional Information

Dudley South PCT is acting as lead authority on behalf of the contracting authorities listed in section I.1 (and their statutory successors and public sector health and/or social care organisations created as a result of health or local authority reorganisation in the geographical area described in section II.1.7).

Partnerships for Health Limited is the joint venture company, established by the Department of Health and Partnerships UK PLC, to implement the LIFT initiative. More information on the LIFT initiative is set out in the prospectus available from www.doh.gov.uk/nhslift/pdf/nhslift.pdf or www.partnershipsuk.org.uk/refer/LiftProspectus.pdf.

There will be an open day held on 21st March 2003 in Brierley Hill. If you wish to attend this open day please contact Karen Hicks at the address shown.

Other participants (not being contracting authorities) may include organisations/individuals such as: other NHS organisations, local authorities, local general practitioners, dentists, pharmacists, other primary care practitioners, professions allied to medicine and voluntary sector organisations.

The selected private sector partner will subscribe for shares in the new PPP vehicle which will enter into a contract to provide Partnering Services for a period of up to 25 years and construction and hard facilities management services for projects arising in the initial 5 year period. The PPP vehicle will be required to competitively tender the provision of construction and hard facilities management services on a regular basis throughout the contract period. See further information accompanying the PQQ.