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**United Kingdom-London: Development of non-residential real estate
2019/S 132-323199**

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1) Name and addresses

Guy's and St Thomas' NHS Foundation Trust
Procurement Department (SmartTogether Procurement Shared Service), 9th Floor, Borough Wing, Guy's
Hospital, Great Maze Pond
London
SE1 9RT
United Kingdom
Contact person: Chris Walters
Telephone: +44 2031471622
E-mail: chris.walters@eu.jll.com
NUTS code: UKI

Internet address(es):

Main address: <https://www.guysandstthomas.nhs.uk>
Address of the buyer profile: <http://guysandstthomas.g2b.info>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://www.delta-esourcing.com/tenders/UK-UK-London:-Development-of-non-residential-real-estate./37XQ5P977Q>
Additional information can be obtained from the abovementioned address
Tenders or requests to participate must be submitted to the abovementioned address

I.4) Type of the contracting authority

Ministry or any other national or federal authority, including their regional or local subdivisions

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title:

Development of the Triangle Site and Block 4A
Reference number: construction work for buildings

II.1.2) Main CPV code

70112000 - IA01

II.1.3) **Type of contract**

Works

II.1.4) **Short description:**

Development of 2 plots, the Triangle Site and Block 4A, both situated at St Thomas' Hospital, Westminster Bridge Road, London. (1) the Triangle Site is a circa 0,78-acre plot located to the south of London Evelina Children's Hospital, fronting onto Lambeth Palace Road. (2) the Block 4 A site is a circa 0,16-acre plot located on the river frontage north of Block 5 and south of North Wing. A site plan showing each plot will be available on the delta e-sourcing platform.

II.1.5) **Estimated total value**

Value excluding VAT: 250 000 000.00 GBP

II.1.6) **Information about lots**

This contract is divided into lots: no

II.2) **Description**

II.2.1) **Title:**

II.2.2) **Additional CPV code(s)**

45215100
45211350
45210000
45220000
45200000
45211360
45215000
45215120
45213150
45213000
45213100
33192600
33192100
33192300
39143120
33190000
33197000

II.2.3) **Place of performance**

NUTS code: UKI

Main site or place of performance:
LONDON.

II.2.4) **Description of the procurement:**

The Triangle Site and Block 4A are being tendered as part of the same competitive process. For each plot Guy's and St Thomas' NHS Foundation Trust (GSTT) currently envisages that it will dispose of a long leasehold interest with a 30-35 year break clause (indicative), to be exercised based on an income strip model, although GSTT is willing to consider other structures if they would deliver better value for money for GSTT. The preferred bidder will acquire a long leasehold interest in each plot in return for:
— achieving a viable planning permission through constructive partnership with stakeholders;

— procuring a funding partner to support the project who would enter into a development and funding agreement with the developer to fund all the development costs for the development, in addition to taking a headlease interest to reflect the income strip structure;

— procuring a contractor to undertake the works for a fixed price under a building contract which is in a form consistent with institutional funding requirements,

— entering in to the relevant professional team appointments including those for the design of the development, whilst ensuring that appropriate collateral warranties are in place for GSTT;

— coordination with all stakeholders;

— constructing a suitable building in line with parameters set out by the Trust that maximises floorspace and minimises the Trust's future rental commitments; With specific reference to the triangle site only, ensuring suitable linkages at ground, 1st, 2nd and 3rd floors in to the existing Evelina London Children's Hospital. Further detail is available within the investment memorandum available on the delta e-sourcing platform.

II.2.5) **Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) **Estimated value**

Value excluding VAT: 250 000 000.00 GBP

II.2.7) **Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 48

This contract is subject to renewal: no

II.2.9) **Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 3

Maximum number: 4

II.2.10) **Information about variants**

Variants will be accepted: yes

II.2.11) **Information about options**

Options: no

II.2.12) **Information about electronic catalogues**

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**

The estimated contract value relates to the development cost. For the triangle site estimated value 210 000 000 GBP and Block 4A 40 000 000 GBP. The Trust reserves the right to de-scope the Block 4A element of the development before best and final offer stage. Contract duration relates to estimate build time and is indicative.

Section III: Legal, economic, financial and technical information

III.1) **Conditions for participation**

III.1.1) **Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

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.1.5) **Information about reserved contracts**

- III.2) **Conditions related to the contract**
- III.2.2) **Contract performance conditions:**
- III.2.3) **Information about staff responsible for the performance of the contract**

Section IV: Procedure

- IV.1) **Description**
 - IV.1.1) **Type of procedure**

Competitive procedure with negotiation
 - IV.1.3) **Information about a framework agreement or a dynamic purchasing system**
 - IV.1.4) **Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated
 - IV.1.5) **Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations
 - IV.1.6) **Information about electronic auction**
 - 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.2.1) **Previous publication concerning this procedure**
 - IV.2.2) **Time limit for receipt of tenders or requests to participate**

Date: 09/08/2019
Local time: 17:00
 - IV.2.3) **Estimated date of dispatch of invitations to tender or to participate to selected candidates**

Date: 16/09/2019
 - IV.2.4) **Languages in which tenders or requests to participate may be submitted:**

English
 - IV.2.6) **Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 9 (from the date stated for receipt of tender)
 - IV.2.7) **Conditions for opening of tenders**

Section VI: Complementary information

- VI.1) **Information about recurrence**

This is a recurrent procurement: no
- VI.2) **Information about electronic workflows**
- VI.3) **Additional information:**

An Information Pack providing more background to the proposed development is available for bidders on return of a signed Non Disclosure Agreement (NDA). The NDA can be downloaded from the Tender Box held in the Delta eSourcing portal. The information pack will be issued when a signed NDA is sent back through the eSourcing portal.

For more information about this opportunity, please visit the Delta eSourcing portal at:
<https://www.delta-esourcing.com/tenders/UK-UK-London:-Development-of-non-residential-real-estate./37XQ5P977Q>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/37XQ5P977Q>

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VI.4) **Procedures for review**

VI.4.1) **Review body**

Guy's & St Thomas' NHS Foundation Trust

Procurement Department (SmartTogether Procurement Shared Service), 9th Floor, Borough Wing, Guy's

Hospital, Great Maze Pond

London

SE1 9RT

United Kingdom

Telephone: +44 2071887188

VI.4.2) **Body responsible for mediation procedures**

VI.4.3) **Review procedure**

VI.4.4) **Service from which information about the review procedure may be obtained**

VI.5) **Date of dispatch of this notice:**

09/07/2019