

EUROPEAN UNION

Publication of Supplement to the Official Journal of the European Communities
2, rue Mercier, L-2985 Luxembourg
Telefax: (+352) 29 29 44 619, (+352) 29 29 44 623, (+352) 29 29 42 670
E-mail: mp-ojs@opoce.cec.eu.int

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 1: CONTRACTING AUTHORITY

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

Organisation Bristol South and West Primary Care Trust as lead authority for the Bristol NHS LIFT on behalf of itself and the following contracting authorities: OJEC Office see continuation sheet	For the attention of Mr Mark Nebel Project Manager
Address King Square House, King Square	Postal code BS2 8EE
Town Bristol	Country England
Telephone 0117 9002495	Fax 0117 9002571
Electronic mail (e-mail) mark.nebel@bristolswpct.nhs.uk	Internet address (URL) N/A

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

See Annex A

I.3) ADDRESS FROM WHICH DOCUMENTATION MAY BE OBTAINED

See Annex A

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

See Annex A

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 *

Bristol 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

Bristol and adjacent areas.

NUTS code* _____

II.1.8) Nomenclature

II.1.8.1) Common Procurement Vocabulary (CPV) * _____

CPV references:	Main vocabulary	Supplementary vocabulary <i>(when applicable)</i>
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 £30.7 million GBP of which £7.4 million GBP is the estimated value of the sites to be acquired by the LIFT company. One of the schemes in the first tranche is a re-development of a grade II listed building, with building costs of £3.4 million GBP, and its inclusion is based on the assumption that any listed building issues will be resolved in the time allowed. Further projects arising in the first five year period may result in the total estimated capital value (including first tranche projects) being approximately £60.6 million GBP of which £14.4 million GBP 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 01/11/2003 and/or ending 31/10/2028 (dd/mm/yyyy)

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 Annex A.

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 /s - of // (dd/mm/yyyy)

IV.1.3.2) Other previous publications

Notice number in
OJ content list /s - 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)

<u>1</u>	<u>4</u>	<u>7</u>
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 16/12/2002 (dd/mm/yyyy)

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)

16/12/2002 (dd,mm,yyyy) 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 10/02/2003 (dd/mm/yyyy)

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

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

VI.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 Annex A.

(see continuation sheet)

V.5) DATE OF DISPATCH OF THIS NOTICE: 25/10/2002 *(dd/mm/yyyy)*

ANNEX A

1.2) ADDRESS FROM WHICH FURTHER INFORMATION CAN BE OBTAINED

Organisation <i>Bristol South and West Primary Care Trust</i>	For the attention of Mr Mark Nebel Project Manager
Address King Square House, King Square	Postal code BS2 8EE
Town Bristol	Country England
Telephone 0117 9002495	Fax 0117 9002571
Electronic Mail (E-Mail) mark.nebel@bristolwpct.nhs.uk	Internet address (URL) N/A

1.3) ADDRESS FROM WHICH DOCUMENTATION MAY BE OBTAINED

Organisation <i>Bristol South and West Primary Care Trust</i>	For the attention of Mr Mark Nebel Project Manager
Address King Square House, King Square	Postal code BS2 8EE
Town Bristol	Country England
Telephone 0117 9002495	Fax 0117 9002571
Electronic Mail (E-Mail) mark.nebel@bristolwpct.nhs.uk	Internet address (URL) N/A

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

Organisation <i>Bristol South and West Primary Care Trust</i>	For the attention of Mr Mark Nebel Project Manager
Address King Square House, King Square	Postal code BS2 8EE
Town Bristol	Country England
Telephone 0117 9002495	Fax 0117 9002571
Electronic Mail (E-Mail) mark.nebel@bristolwpct.nhs.uk	Internet address (URL) N/A

ANNEX B – INFORMATION ABOUT LOTS

LOT n° □□

1) Nomenclature

1.1) Common Procurement Vocabulary (CPV)*

	Main vocabulary	Supplementary vocabulary (when applicable)		
Main object	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
Additional objects	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□

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	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
Additional objects	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□
	□□.□□.□□.□□-□	□□□□-□	□□□□-□	□□□□-□

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

Bristol North Primary Care Trust –King Square House, King Square, Bristol, BS2 8EE

Bristol City Council- The Council House, College Green, Bristol, BS1 5TR

United Bristol Healthcare National Health Service Trust-Marlborough Street, Bristol BS1 3NU

North Bristol National Health Service Trust- Beckspool Road, Frenchay, Bristol, BS16 1JE

Avon and Wiltshire Mental Health Partnership National Health Service Trust- Bath NHS House, Newbridge Hill, Bath, BA1 3QE

Avon Ambulance Service National Health Service Trust- Marybush Lane, Bristol, BS2 0AT

Weston Area Health Trust- Grange Road, Uphill, Weston-Super-Mare, BS23 4TQ

Partnerships for Health Limited, Skipton House, 80 London Rd, 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: intermediate care facilities, health centres, resource centres, walk-in centres, drop-in centres, outpatient and diagnostic facilities and GP and dentists' accommodation, pharmacies, facilities for allied health professionals, facilities for social inclusion and for the voluntary sector and key worker accommodation for health and social care workers. The PPP vehicle will provide the facilities to tenants on leases of serviced accommodation which meets defined standards throughout the lease term. 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

Bristol South and West Primary Care Trust 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/pfi/nhsliftprospectus.htm or www.partnershipsuk.org.uk/refer/LiftProspectus.pdf.

There will be an open day held on Monday 11th November 2002 in Bristol. If you wish to attend this open day please contact Mark Nebel at the address shown in Annex A.

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.