

MANCHESTER, SALFORD AND TRAFFORD NHS LIFT

MEMORANDUM OF INFORMATION

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1 Introduction

1.1 Background

1.1.1 National context

LIFT stands for the NHS 'Local Improvement Finance Trust' (LIFT) initiative. NHS LIFT is a major Government initiative designed to stimulate investment in local primary and social care facilities. Any readers of this document who require background information on the NHS LIFT initiative should consult the prospectus available from:

- www.communityhealthpartnerships.co.uk

The LIFT initiative is supported by Community Health Partnerships established by the Department of Health (DoH). The purpose of this Memorandum of Information (MoI) is to summarise the approach that has been developed and which is reflected in the detailed documentation that has been prepared.

A key aspect of the LIFT initiative is that local schemes, designed to deliver locally driven health and social care needs and requirements, can be delivered by a common approach, using standard documentation. Local schemes and prospective private sector partners will be expected to accept the standard documentation in its entirety, other than where there are specific aspects of a scheme that require limited amendment. The purpose of standardisation is to minimise the time and cost for both local health and social care partners and for prospective private sector partners, in procuring and establishing LIFTs, so that the core output of better facilities and services, to deliver better care services to local populations can be delivered as quickly and efficiently as possible.

MaST LIFT Co. was formed in 2004 and is now seeking a construction partner in line with market testing requirements.

1.1.2 Manchester, Salford and Trafford LIFT Company

MaST LIFT Company

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Trafford
Manchester M17 1HH

Tel: 0161 786 3560

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MaST LIFT Company is a Public-Private Partnership (PPP) with the following ownership structure:-

Community Health Partnerships (CHP) 20%
Local stakeholders 20%
Primary Plus Ltd 60%

NHS Manchester (formerly Manchester Primary Care Trust)

Parkway 3
Parkway Business Centre
Princess Road
Manchester
M14 7LU
0161 958 4000

NHS Salford (formerly Salford Primary Care Trust)

St James's House
Pendleton Way
Salford
M6 5FW
0161 212 4800

Trafford Primary Care Trust

Oakland House
Talbot Rd
Old Trafford
Manchester
M16 0PQ
0161 873 9500

Primary Plus Ltd is a joint venture company established by Bank of Scotland Corporate and John Laing PLC, to participate in the Government's Local Improvement Finance Trust (LIFT) scheme, a major initiative designed to stimulate investment in local primary and social care facilities.

Established in 2002, Primary Plus and its supply chain brings together some of the UK's leading health and social care sector specialists, with a team of experts in development, management and funding of public-private partnerships (PPPs).

Projects and services for MaST LIFT Company are formulated via the Strategic Partnering Board and stated in the Strategic Delivery Plan. MaST LIFT Co then designs, builds and funds new public infrastructure buildings and provides a range of services, working to the strategic guidance outlined.

Strategic Service Development Plans (SSDPs) are available for Manchester and Salford. Salford is being refreshed this year. In both cases the PCT and City Council are fully committed. Trafford's SSDP will be completed at the end of 2009.

MaST LIFT Co is seeking to market test its construction partner and associated supply chain in accordance with the Strategic Partnering Agreement.

1.2 Documentation

This Mol is to be read in conjunction with the following documents:

- the OJEU notice;
- the Pre Qualification Questionnaire (PQQ) and accompanying Information and Instructions to Bidders

Copies of the SSDPs for Manchester and Salford are available from:

- NHS Manchester
http://www.manchesterpct.nhs.uk/document_uploads/Board%20May%202008/Strategic%20services%20development%20plan.doc
- NHS Salford
http://www.salford.nhs.uk/documents/board_reports/board_reports_130907/AgendaltemNo9Appendix4.pdf

1.3 Purpose of the schemes

The SSDPs for MaST LIFT describe in detail the strategic context and vision of the projects to be included in the next wave of schemes.

Please note that the SSDPs are a strategic planning document and subject to revision. Some matters, including the proposed schemes, may change as the procurement progresses, but it is intended that this will be kept to a minimum.

The current proposed LIFT developments, planned over the next 18 months, are as follows:

- Miles Platting, circa 2,000 m2
- Ordsall, circa 2,000 m2
- Stretford Memorial, circa 3,000 m2

Longer term will be dependant on the SSDPs:

- In Manchester there is a list of priorities which is mainly around re-provision of GP premises. This is expected to involve a number of schemes of approximately 1,500 m2.
- In Salford, re-provision of primary care services is planned in Little Hulton and Lower Broughton.
- In Trafford there are likely to be three hubs.

It is the intention of the awarding parties to select a construction partner who will be able to work in a collaborative and supportive way with the local health and social care sector for the next five to seven years. The construction projects, which are described in some detail in the SSDP, have been identified to support the service strategy for primary and community care as developed by the PCTs. The appointment of the construction partner is expected to facilitate the successful delivery of this service strategy.

1.4 Project details

Appendix 1 contains a summary of the structure of MaST LIFT Co.

2 Opportunities for the private sector

2.1 Construction partner and associated supply chain.

MaST LIFT will seek a construction partner to deliver its projects between 1,200 m² and 3,500 m² over a period of 5 years, with a possible extension for a further two years. Projects outside that range may be dealt with separately. The construction partner will engage a supply chain to support them in designing and constructing these schemes.

Projects will be let on a target price basis, with a gain share mechanism for any savings below that target.

The construction partner will be expected to demonstrate continuous improvement in terms of quality, programme and value.

It is envisaged that equipment provision will be a combination of MaST and the construction partner. It is MaST LIFT Co's intention for Group 1 Equipment to be included in the procurement. Groups 2, 3 and 4 will be excluded. IT will be excluded from the contract, other than the installation and termination of cabling.

MaST LIFT Co is currently developing its detailed equipment requirements which will be issued in due course.

Design is currently proceeding on the Miles Platting project and is likely to commence on the Ordsall project prior to the appointment of the construction partner. Details of how the transition will be handled will be given in the documentation issued to the shortlisted bidders.

3 Project management arrangements

3.1 Project management details

The Procurement is being undertaken on behalf of MaST LIFT Co by EC Harris LLP. All general enquiries and requests for the MoI and PQQ should be made to:

Tricia Pierpoint
EC Harris LLP
Baskerville House
Centenary Square
Broad Street
Birmingham B1 2ND

Tel: 0121 503 2812

Email: tricia.pierpoint@echarris.com

The Community Health Partnership adviser/transactor is:

Humphrey Claxton

Web: www.communityhealthpartnerships.co.uk

3.2 Procurement Process

For the avoidance of doubt, the documents and timescales referred to in sections IV.3.3 to IV.3.5 of the OJEU Notification are as follows.

- Section IV.3.3 refers to the Mol and PQQ, which must be downloaded by 13:00 on 12 November 2009.
- Section IV.3.4 refers to the completed PQQ, which must be submitted by 13:00 on 13 November 2009.
- Section IV.3.5 refers to the issue of bid documentation to the shortlisted bidders selected from the PQQ responses. The date of 14 December 2009 given in the Notification is for guidance only and MaST LIFT reserves the right to adjust this as required.

Please note that the above dates are the subject of a revision to the OJEU Notification and vary from those originally published.

MaST LIFT is going through the OJEU process to initially derive a shortlist of tenderers and thereafter to determine a preferred partner. MaST LIFT reserves the right to bring to an end this procurement process prematurely without any liability.

Selection of the preferred partner will in no way guarantee that any contracts will be let under the framework. MaST LIFT reserves the right to procure works to suit its overall procurement strategy and may consider procuring projects outside the framework.

All email correspondence should be sent to the address given in Annex A of the OJEU Notification. The subject of all emails should include the words "MaST LIFT Construction Market Testing".

The information in this Mol, the PQQ and the OJEU Notification is given in good faith, but MaST LIFT and their advisors are not responsible for any errors or omissions.

3.3 Selection Criteria

Submitted PQQs will be assessed against Initial Pass/Fail criteria, including:

- Economic standing and accounts
- Appropriate insurances
- Appropriate level of relevant resources
- Appropriate experience
- General requirements of submission requirements met.

Those passing the Initial Pass/Fail criteria will be assessed against the following selection Criteria:

- Value for Money
- Quality
- Partnership Working
- Continual improvements

Appendix 1

1 Summary of the structure of MaST LIFT Company

