



HSE Board Briefing

Subject: Contract Award for 20-bed purpose built Cystic Fibrosis Inpatient Facility at Beaumont Hospital
(Capital Plan Ref 11336)

Submitted for meeting on: 12 December (EMT), 8 December (ARC), 15 December (Board) 2023

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Why is this information being brought to the Boards attention?

Approval of the HSE Board members is required as the contract is valued above €10m.

Is there an action by the Board required, if so please provide detail?

It is recommended that EMT, and thereafter ARC and the HSE Board, approve the contract award for the construction of a new dedicated 20-bed purpose built Cystic Fibrosis Inpatient Facility at Beaumont Hospital to the Main Contractor Elliot Building & Civil Engineering Ltd.

The cost of the contract is [REDACTED] (excl. VAT).

Please indicate which of the Board's objectives this relates to;

- The development and implementing of an effective Corporate Governance Framework, incorporating clinical governance and a performance management and accountability system;
- Developing a plan for building public trust and confidence in the HSE and the wider health service; **X**
- Ensuring the HSE's full support for and implementation of the Government's programme of health reform as set out in the Sláintecare Implementation Strategy; **X**
- Exercising effective budgetary management, including improving the value achieved with existing resources and securing target saving, with the objective of delivering the National Service Plan within Budget. **X**

Brief summary of link to Board objectives.

The cost of the contract is [REDACTED] (excl. VAT). Approval of HSE Board members is required as the contract is valued above €10m.

Background - provide context in order to ensure that the Board fully understand the issue.

A Board paper was approved at the September 2023 Board meeting (Board Decision Ref 290923/58) in relation to the Contract Award to the No 1 ranked Tenderer in the Most Economically Advantageous Tender (MEAT) process. Unfortunately the top ranked Contractor has confirmed that they have withdrawn. Having subsequently contacted the second ranked Tenderer offering them the project, they also withdrew. The third ranked Tenderer has confirmed they will stand over their tender.

There is an increase of [REDACTED] (excl. VAT) having to go from Top ranked Tenderer to the third ranked

Tenderer, however it is still deemed to be value for money and recommended by the appointed Design Team.

A National Clinical Programme for Cystic Fibrosis (NCPCF) was set up in 2015 by the Health Service Executive on the recommendation of the Royal College of Physicians in Ireland. A Model of Care for CF was developed by the NCPCF and was published in September 2019.

Beaumont Hospital is one of the five nationally designated adult specialist centres for the management and treatment of people with Cystic Fibrosis. The Hospital currently has c160 Cystic Fibrosis patients who have planned visits with the Specialist Cystic Fibrosis team every three months and additionally emergency care is also required for these patients periodically.

The existing in-patient accommodation of Beaumont Hospital fails to comply with the key findings of the NCPCF report that set out the Model of Care for people living with Cystic Fibrosis in Ireland to ensure they are provided with the appropriate level of healthcare services, especially in relation single room en-suite accommodation.

The proposed development will consist of a new three storey 20-bed Cystic Fibrosis Unit, with a floor area of 2,011 sq m. The facility will provide a dedicated "Shared Care Centre" within the hospital that will comprise of suitable single inpatient isolation rooms with en-suite facilities, with appropriate support and treatment facilities.

Tender Process

The project was procured under an EU restricted tender process to identify the most economically advantageous tender. The contract will be the Public Works Contract PW-CF1 for build works designed by the employer.

Interested contractors were invited to return completed Suitability Assessment Questionnaires (SAQ). The SAQ's were assessed by the Design Team, and five Main Contractors were successfully prequalified for the project and were invited to tender.

A parallel procurement process was undertaken for Mechanical & Electrical (M&E) sub-contractors whereby the successful M&E sub-contractors would be novated to the successful Main Contractor as Reserved Specialists. These separate tender processes were run by Beaumont Hospital to ensure greater visibility and control over the selected contractors for these critical elements of works. The final tenders were higher than the allowance made in the main contract tender Bill of Quantities which necessitated an adjustment to the final main contract amount*.

The evaluation process previously concluded that [REDACTED]

[REDACTED]

Rank	Name	Main Contract Tender Sums	*M&E cost increase adjustment amount	Main contractor tender Sum adjusted for M&E cost increases
1	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]	[REDACTED]	€ [REDACTED]
3	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

4				
5				

[REDACTED] were the successful Mechanical & Electrical sub-contractors respectively and have been novated as the reserved specialist following the parallel procurement process. The Design Team have carried out their due diligence check on the tenders with the Mechanical and Electrical Reserved Specialist tendered sums included. The Design Team recommend acceptance of the tender for [REDACTED]

The programme for the works is approximately 14 months from contract award.

The project is urgently needed to address deficiencies in both (i) bed number capacity and the project will increase Cystic Fibrosis beds numbers from 6 beds to 20 beds and (ii) by providing a modern best practice clinical environment and facility that will meet the specific needs of Cystic Fibrosis patients for the Dublin North Region.

This project is recommended as the appropriate solution to meet these service needs and approval is sought to award the tender as outlined above.

Highlight any implications that the Board should be made aware of in its consideration such as;

- **Current status**
Seeking Board approval to appoint Works Contractor.
- **Budget**
Funding to advance this project has been included in the HSE Capital Plan 2023 and 2024. The total estimated project cost is [REDACTED] for the design, construction, equipping, contingency and other costs associated with the project. This figure includes the additional cost of [REDACTED] associated with the acceptance of the third place tenderer.
- **Resources**
The new unit will be staffed from within existing WTE numbers for Beaumont Hospital.
- **Impact to delivery of services**
The impact to delivery of services is significant and a dedicated “Shared Care Centre” with isolation rooms will ensure Cystic Fibrosis patients obtain the best healthcare possible to meet their needs while mitigating potential risk of infection from other CF patients and other hospital patients.
- **Corporate Plan**
Fully supports the strategy set out in the HSE Corporate Plan & Service Plan and key priorities of the Department of Health ‘Statement of Strategy 2021-2023’.
- **Sláintecare**
Aligned with the central programmes of the Sláintecare ‘Implementation Strategy and Action Plan 2021-2023’ for delivery of services.
- **Social factors (e.g., impact on specific area such as the elderly, disabilities)**
Cystic Fibrosis has a high prevalence in Ireland and Ireland also has a higher proportion of more severe Cystic Fibrosis gene mutations than most countries. It is a major burden to People with Cystic Fibrosis (PWCF) and their families; even when well, many PWCF spend at least two hours every day taking their treatments. This development enables a coordinated system of linked specialist Cystic Fibrosis centres with national registries, national and international standards of care and clinical guidelines; this has been associated with significant improvement in outcomes for PWCF internationally.
- **Technological factors**
N/A

▪ **Legal factors**

The standard Public Works Contract for Building Works designed by the Employer (PW-CF1) is being used.

Sustainability

The 20-bed purpose built Cystic Fibrosis Inpatient Facility is designed to the latest standards to ensure the facility is delivered in compliance with the Governments Climate Action Plan, 2023 and The Climate Action and Low Carbon Development (Amendment) Bill, 2021.

Value for Money

The works contract has been competitively tendered and the tenders received reflect the current market rates for this scale of project in the area. The Most Economically Advantageous Tender (MEAT), namely the tender submitted by [REDACTED] has been evaluated by the Design Team as representing value for money in the current market.

Conclusion

Not applicable

Recommendation

It is recommended that EMT, and thereafter ARC and the Board approve the proposal as outlined above.