

# New Hospital in North Zealand

## Project competition - Prequalification

Information material  
27 September 2012



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## 1 Introduction

Arranged by the Capital Region of Denmark, this project competition involves the construction of a New Hospital in North Zealand, a project under Kvalitetsfonden (the Quality Foundation).

When completed in 2020, the New Hospital in North Zealand will be the central hospital resource for citizens in the northern part of the Capital Region of Denmark.

The hospital will be built in the green spaces near Overdrevsvejen in Hillerød, and some 120,000 m<sup>2</sup> will be established to house the 25 specialist fields, which will be organised around the joint emergency room.

The hospital merges three existing hospitals: Hillerød Hospital, Elsinore Hospital and Frederikssund Hospital.

The development and planning of the New Hospital in North Zealand are based on the political objectives stated in the political basis for construction work in the Capital Region of Denmark (May 2011).

Furthermore, a vision creating process involving patients and employees has resulted in five fundamental principles which will be the overall objectives of the project:

- **The hospital that offers the best treatment**
- **The efficient and professional hospital**
- **The safe hospital**
- **The welcoming hospital**
- **The hospital that works across organizational boundaries.**

The day-to-day management of the project is anchored with the management of the North Zealand hospitals, in a separate project organisation with its own director.

This document aims to provide information on the competition scope and the services expected to be part of the subsequent agreement.



## 2 Project competition – phase 1

The project competition consists of two phases. In phase 1, the actual project competition, as many as three winners will be selected and invited to participate in phase 2, which is a negotiated procedure.

The first part of the project competition is a prequalification of seven competition participants, three of these being total consultancy teams invited to participate.

The competition is scheduled to be announced in February 2013.

The assignment given under the project competition is the preparation of a master plan which is to create the basis for the activities of the future hospital. The building project's main idea and visions must support the Capital Region of Denmark's new clinical structure, which forms the basis for the New Hospital in North Zealand.

The master plan must state the proposal's main idea and visions. The material must explain the building complex's location in the urban and landscape structures, including the overall infrastructure such as roads, access conditions, paths, parking and surfaces, entrances to the hospital, rain-water basins, heliport, service and utility facilities etc. Furthermore, the master plan must indicate possibilities for future expansion of the hospital, including how the psychiatric facilities in North Zealand could be gathered in one place – an issue that is currently unresolved.

The answer to the assignment must include suggestions for area optimisation of functions in order to ensure flexible utilisation. The client has prepared ten area utilisation principles to guide the layout of the physical settings.

### 3 Evaluation of project competition

Arkitektforeningens Konkurrencerådgivning will act as competition secretary during the project competition. As the client consultant on the project, COWI will also act as specialist consultant during the evaluation process.

Submission of proposals is expected to take place in May 2013. The following evaluation criteria are expected to be included in the evaluation of the proposals:

**Function:**

The evaluation criterion 'function' concerns how the building's physical settings support the intention of the brief for creating optimum, efficient and integrated logistical cohesion in a hospital context, as well as suitable work flows.

The criterion also concerns how the physical and functional settings, such as the buildings and the infrastructure, support an optimised patient treatment process and whether they have the robustness needed to accommodate continual development and future operation within health-care treatment.

**Architecture:**

The evaluation criterion 'architecture' concerns the appearance and design of the buildings, also in the context of the surrounding landscape, as well as the overall idea behind the main structural plan, including how the proposal's different areas are designed based on the implementation of the basic elements in healing architecture.

**Sustainability:**

The evaluation criterion 'sustainability' concerns the potential of the proposal for managing and minimising carbon emissions and energy consumption, substances harmful to the health and the environment, as well as water consumption during construction and operation.

This criterion also touches upon how the proposal's design supports the choice of green materials, products and services/methods during the construction and operation of the buildings.

The evaluation of the project competition will be handled by a panel of judges, and the specialist judges will be appointed by the Danish Architects' Association and the Danish Association of Consulting Engineers respectively. The other members of the panel of judges will be appointed by the Capital Region of Denmark.

The competition and the evaluation of the proposals will be anonymous.

## 4 Negotiated procedure – phase 2

As many as three winners will be selected after the first phase, eligible to participate in the second phase of the competition. The second phase will be a negotiated procedure without prior advertisement of a tender notice.

The objective of the negotiations/dialogue is to discuss selected priority areas to ensure a mutual understanding of the assignment as well as to develop the main concept of the winning proposal.

Negotiation procedures and negotiation themes will be finally determined when the winner(s) of the competition are found, as the contents of the winning proposal(s) will affect the negotiations process. Similarly, the negotiations will be based on the comments put forward by the panel of judges.

The negotiation procedure will be carried out as confidential, parallel negotiations between the contracting entity and the winners of the project competition. Thus, the participants' proposal/quotation will be treated confidentially during negotiations. Proposals, solutions as well as prices of the proposals/quotations will not be passed on to the other participants. However, each tenderer's (participant) proposal and solutions may entail that NHN considers it necessary to revise the requirements for the tendered project, and such altered requirements can be part of the negotiations with all participants. The negotiations/dialogue is expected to revolve around a number of priority areas, which will be discussed in meetings in a dialogue-based form between the contracting entity and the bidding teams.

The main points of focus for the central priority areas are:

- **Project (function, architecture, sustainability, financial feasibility)**
- **Organisation and method**
- **Fees**

It is expected that an intermediate submission of the project documents will be included in the negotiation process. At the end of the negotiation process, the tenderers will submit their final proposal.

Proposals will be evaluated based on the award criterion 'the financially most advantageous proposal' according to sub-criteria which will be stated in the competition material. The evaluation will draw on the competition's specialist judges and consultants to the extent necessary, and based on this evaluation, the final winner of the competition will be selected.

The final negotiation procedure will be announced to the winner(s) no later than at the beginning of the negotiated procedure.

Following the negotiation procedure, an agreement will be made regarding comprehensive consulting services for the entire project with the participant/tenderer who submitted the financially most advantageous proposal.

## 5 Agreement on total consultancy services

The consultancy services must be provided as total-consulting, cf. ABR 89 (general conditions for consultancy and assistance), clause 2.2.2.

The principal consultant's services are expected to include all landscaping, architectural and engineering services. Site management is planned to be put out to tender separately, and is thus not expected to be part of the principal consultant's services.

As the project – and consequently, the contracts or the tenders which form the basis of the project – is as yet unknown to the contracting entity, the contracting entity requires that the comprehensive consulting agreement with the final winner after phase 2 (negotiated procedure) should be flexible as regards contents and structure. Therefore, it must be expected that the total consulting agreement and services stipulate that certain parts of the total project are only to be designed up to the level of a conceptual design or preliminary design stage.



## 6 Economy

In November 2010, the New Hospital in North Zealand received a preliminary pledge from the Danish government's expert committee for DKK 3.8 billion. The figure was determined based on the 2009 price and salary index for civil engineering works by Danish Regions, and will be adjusted according to this index.

The figure must include all expenses for the project, including IT/medical engineering equipment, which is assumed makes up 20 per cent.

## 7 Time schedule

The project is expected to be carried out according to this overall time schedule:

- Project competition, phase 1  
(Submission of competition proposal: May 2013) Feb. 2013 - Oct. 2013
- Project competition, phase 2  
(Submission of competition proposal and final proposal: January 2014) Oct. 2013 - Apr. 2014
- Building programme Apr. 2014 - Feb. 2015
- Design  
Conceptual and preliminary design  
Scheme design and detailed design Feb. 2015 - Jun. 2017
- Tender and contracting (in phases) Dec. 2016 - Nov. 2017
- Construction (in stages) Aug. 2017 - Dec. 2020
- Commissioning and occupation Dec. 2020 - May 2021