

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/010339-2022>

Tender

West Berkshire Leisure Centre Operating Service

West Berkshire District Council

F02: Contract notice

Notice identifier: 2022/S 000-010339

Procurement identifier (OCID): ocds-h6vhtk-032f00

Published 21 April 2022, 9:38am

Section I: Contracting authority

I.1) Name and addresses

West Berkshire District Council

Council Offices, Market Street

Newbury

RG14 5LD

Contact

Chris Pathmadeva

Email

chris.pathmadeva1@westberks.gov.uk

Telephone

+44 1635503607

Country

United Kingdom

NUTS code

UKJ11 - Berkshire

Internet address(es)

Main address

<https://in-tendhost.co.uk/westberks.aspx/Home>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://in-tendhost.co.uk/westberks.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/westberks.aspx/Home>

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

West Berkshire Leisure Centre Operating Service

Reference number

P00000596

II.1.2) Main CPV code

- 92610000 - Sports facilities operation services

II.1.3) Type of contract

Services

II.1.4) Short description

West Berkshire Council are tendering for an operating partner to manage leisure centre operations across the District. The service will cover the following leisure centres: -Northcroft Leisure Centre in Newbury;-Willink Leisure Centre in Burghfield; -Hungerford Leisure Centre, Hungerford;-Kennet Leisure Centre in Thatcham;-The Lambourn Centre in Lambourn; -Downland Sports Centre at Compton; -Newbury Sports Hub (to be constructed in 2022).West Berkshire Council is also including Cotswold Sports Centre, Tilehurst within the contract; however, this will be subject to 6 months' notice for termination if plans should progress for the new leisure centre outlined within the specification. Northcroft Lido is situated at Northcroft Leisure Centre and plans are being developed to improve the lido area to make it operational for 6 months of the year.

II.1.5) Estimated total value

Value excluding VAT: £5,385,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 92610000 - Sports facilities operation services

II.2.3) Place of performance

NUTS codes

- UKJ11 - Berkshire

Main site or place of performance

West Berkshire, UK

II.2.4) Description of the procurement

West Berkshire Council is tendering for an operating partner to manage leisure centre operations across the District. The service will cover the following leisure centres: -Northcroft Leisure Centre in Newbury;-Willink Leisure Centre in Burghfield; -Hungerford Leisure Centre Hungerford;-Kennet Leisure Centre in Thatcham;-The Lambourn Centre in Lambourn; -Downland Sports Centre at Compton; -Newbury Sports Hub. West Berkshire Council is also including Cotswold Sports Centre within the contract; however, this will be subject to 6 months' notice for termination if plans should progress for a new leisure centre outlined within the specification. Northcroft Lido is situated at Northcroft Leisure Centre and plans are being developed to improve the lido area to make it operational for 6 months of the year. The Newbury Sports Hub is a proposed new facility to be constructed comprising a 3G synthetic pitch and spectator seating, changing rooms and club house, within the site of Newbury Rugby Club. Planning permission is currently being sought for this project. The leisure contractor will be required to manage this facility as part of the overall leisure management contract. It is envisaged that potential alternative delivery arrangements could be put in place for the centres at Lambourn and Downland, which could align with the commencement of the new contract. To date alternative partnerships have not been secured and cannot be guaranteed ahead of the commencement of the new contract. There will be 2 tiers of provision, core and non-core leisure centres/leisure provision. The core centres/provision will include:- Northcroft Leisure Centre and LIDO – Newbury;- Hungerford Leisure Centre – Hungerford;- Kennet Leisure Centre – Thatcham;-Willink Leisure Centre – Burghfield Common;-Cotswold Sports Centre*; -Newbury Sports Hub.* this centre will be subject to 6 months' notice for termination if plans should progress for a new leisure centre outlined below. The non-core centres/provision will include:-The Lambourn Centre;**-Downland Sports Centre**;

**these centres will be subject to 6 months' notice if an alternative delivery partner can be found and may not be included in the contract if this is before contract commencement. Core facilities/services are expected to be delivered for the whole life of the new contract with the possible exception of Cotswold Sports Centre if a new centre in the east of the district is forthcoming. Non-core centres are centres which West Berkshire intends to remove from the contract if and when alternative delivery partnerships can be formulated and are not expected to be delivered throughout the duration of this contract.

The pricing documentation will include one variant bid, which will be for Northcroft LC (with £4 million capital investment) and the LIDO (with £4.5million capital investment).

II.2.5) Award criteria

Quality criterion - Name: Method statements / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £60,000,000

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

Start date

1 July 2023

End date

30 June 2033

This contract is subject to renewal

Yes

Description of renewals

Potential for five year extension to 15 years

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

20 May 2022

Local time

12:00pm

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

Tender must be valid until: 20 October 2022

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

West Berkshire District Council

Newbury

RG14 5LD

Country

United Kingdom

Internet address

<https://in-tendhost.co.uk/westberks/asp/Home>

VI.4.2) Body responsible for mediation procedures

West Berkshire Council

Market Street

Newbury

RG14 5LD

Country

United Kingdom