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Tender

## **Leisure Management Operator Services**

Nuneaton & Bedworth Borough Council

F24: Concession notice

Notice identifier: 2024/S 000-013153

Procurement identifier (OCID): ocds-h6vhtk-045482

Published 23 April 2024, 2:08pm

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

Nuneaton & Bedworth Borough Council

Town Hall, Coton Road

NUNEATON

CV115AA

#### **Contact**

Matthew Wallbank

#### **Email**

[matthew.wallbank@nuneatonandbedworth.gov.uk](mailto:matthew.wallbank@nuneatonandbedworth.gov.uk)

#### **Telephone**

+44 2476376376

#### **Country**

United Kingdom

**Region code**

UKG13 - Warwickshire

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.nuneatonandbedworth.gov.uk/>

Buyer's address

<http://www.csw-jets.co.uk/>

**I.3) Communication**

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

<http://www.csw-jets.co.uk/>

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

<http://www.csw-jets.co.uk/>

Applications or, where applicable, tenders 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

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Leisure Management Operator Services

Reference number

NUN - 19035

#### **II.1.2) Main CPV code**

- 92610000 - Sports facilities operation services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The Council is seeking to procure an Economic Operator for the management and operation of sport facilities such as Bedworth Physical Activity Hub, Pingles Leisure Centre and Jubilee in Nuneaton and Bedworth borough.

The Council is targeting the appoint of an Economic Operator in 2025 for a period of 15 years (10 year initial term with an option to extend for 5 years).

The Council intends to undertake a procurement process in line with the Concession Contract Regulations 2016. Whilst this service falls within the Light Touch Regime, the Council will be undertaking the procurement via the Find a Tender Service (FTS) and applying the principle of the Competitive Procedure with Negotiation under the Public Contract Regulations 2015.

Please note, the Council issued a F23: Social and other specific services - concessions (prior information notice) in March 2024. Notice Reference: 2024/S 000-008913

#### **II.1.5) Estimated total value**

Value excluding VAT: £52,000,000

#### **II.1.6) Information about lots**

This concession is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45212290 - Repair and maintenance work in connection with sports facilities
- 45236290 - Repair work on recreational areas
- 45453000 - Overhaul and refurbishment work
- 50700000 - Repair and maintenance services of building installations
- 55300000 - Restaurant and food-serving services
- 79993000 - Building and facilities management services
- 90911000 - Accommodation, building and window cleaning services
- 92000000 - Recreational, cultural and sporting services

### **II.2.3) Place of performance**

NUTS codes

- UKG13 - Warwickshire

Main site or place of performance

x 3 sites:

Bedworth Leisure Centre / Bedworth Physical Activity Hub (Bedworth)

Pingles Leisure Centre (Nuneaton)

Jubilee Centre (Nuneaton)

### **II.2.4) Description of the procurement**

The Council acknowledges there can be a lot of change during a longer term contract therefore it is possible that during the term of the contract, future facilities may be built or decommissioned within the borough which may have an impact on this contract whether that be a reduction or increase in the number of facilities covered under the contract.

One site that may included during the term of the contract is Top Farm which is located in the north of Nuneaton but this is not confirmed or guaranteed.

### **II.2.5) Award criteria**

Concession is awarded on the basis of the criteria stated in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £52,000,000

### **II.2.7) Duration of the concession**

Duration in months

180

### **II.2.14) Additional information**

The Council propose a 15 year contract term including extensions (180 months) but excluding mobilisation. The 15 year term therefore commences from formal operational for members of the public to utilise the service.

It must be noted that the Council envisage the contract award taking place in 2025 with a contract go live date post award followed by a mobilisation period and then the 15 year term commencing from the formal operational go live date scheduled to be early 2026.

It is the Council's view that the object of the contractual arrangements are classified as a service concession contract under the Concession Contract Regulations 2016 and furthermore, fall under the scope of the Light Touch Regime services listed under Schedule 3 of the regulations.

In the interests of transparency, fairness, equality of opportunity, best value and future development flexibility, the Council will undertake a FTS advertised procurement process which encompasses the aspects and core principles of the Competitive Procedure with Negotiation as set out within the Public Contract Regulations 2015.

The process shall therefore involve:

- Pre-selection stage
- A tender stage
- Negotiation and dialogue (if required)
- A second tender stage noted as Best and Final Offer (if required)

Please note, should initial bids be received and deemed acceptable, the Council may award on this basis without the need to undertake any negotiation. Therefore, prospective bidders should consider submitting an initial bid that could be acceptable without any need to negotiate. Alternatively, if the Council is unable to award, it may include an additional dialogue/negotiation stage(s) and tender stage(s) but the bidders will all be updated based on any change.

The initial submission deadline for the Selection Questionnaire is no later than 12:00 midday 7th June 2024. A total of up to 6 bidders shall be taken through to the subsequent tender stages. If there are insufficient suitably qualified bidders at the selection stage, the Council reserves the right to invite all (and only those) bidders that are suitable qualified even if that results in fewer than 6 bidders progressing through to Stage 2.

Should the Council be unable to award following receipt and assessment of initial bids, the Council will negotiate with all bidders on a fair, equal and non-discriminatory basis with a view of progressing to Stage 3 - Final Bid. In doing so, the Council reserves the right prior to any negotiation to reduce the number of bidders from 6 down to a maximum of 4 bidders (assuming no bidder opts out of tendering at the initial bid stage. Assuming 6 bidders do bid, those bidders not invited to attend any negotiate or dialogue sessions or to submit a Final Bid will be decided based on the ranking of the Initial Bid evaluation. Therefore, the two lowest ranking bidders following the Initial Bid will be informed and removed from Stage 2 and therefore Stage 3 of the procurement process.

For full details, please view Document 1 - Information Pack.

There may be an option to include Top Farm as a leisure offer/site as a potential during the contract term but there is no guarantee of this. This hasn't been factored into the Estimated Total Lifetime Value. There may also be during the term of the contract additional sites, site enhancements, refurbishments and/or the removal of sites during the term.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions, indication of information and documentation required

The evaluation criteria, procurement process, specification, procurement documentation and conditions of contract are available via the Council's e-tendering portal (Ref: CSW-Jets).

#### **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

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## **Section IV. Procedure**

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for submission of applications or receipt of tenders**

Date

7 June 2024

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

Please register via the Council's e-procurement system - CSW-JETS  
(<http://www.csw-jets.co.uk/>)

CSW-JETS is a sub-regional e-tendering portal run by In-tend. Since February 2010, Coventry; Solihull; Warwickshire; Nuneaton and Bedworth; Rugby alongside other local district Councils have been working together as a shared procurement service. In conjunction with Solihull Community Housing, we have joined together to bring you a collaborative E-Tendering portal.

CSW-JETS enables us to advertise our opportunities across all authorities through the same system. This means that there is a single point of contact for procurement in the sub-region so you only have to register once to receive notifications for all authorities. Registering on the portal will make it easier for local suppliers to find, respond to and be alerted to tender opportunities.

Registration is free, and takes just a few minutes. When complete, you will be able to express interest in any of the Councils'/Authorities' opportunities when they are made available including this tender. In addition, we will be able to access your details whenever we have a requirement, and you may then be invited to tender or quote for work.

Once you are registered and log in to the system you will be able to locate the tender opportunity, express interest and access the documentation.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Nuneaton and Bedworth Borough Council

Town Hall, Coton Road

NUNEATON

CV11 5AA

Email

[procurement@nuneatonandbedworth.gov.uk](mailto:procurement@nuneatonandbedworth.gov.uk)

Telephone

+44 2476376376

Country

United Kingdom

**VI.4.2) Body responsible for mediation procedures**

Cabinet Office - Public Procurement Review Service

70 Whitehall

London

SW1A 2AS

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Country

United Kingdom