

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/017391-2022>

Tender

## **Operation of the Watford Colosseum**

Watford Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-017391

Procurement identifier (OCID): ocds-h6vhtk-034a94

Published 24 June 2022, 4:05pm

### **Section I: Contracting authority**

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

Watford Borough Council

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

Watford

wd17 3EX

#### **Email**

[derek.hatcher@watford.gov.uk](mailto:derek.hatcher@watford.gov.uk)

#### **Telephone**

+44 1923226400

#### **Country**

United Kingdom

**NUTS code**

UKH23 - Hertfordshire

**National registration number**

United Kingdom

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

<https://www.delta-esourcing.com/tenders/UK-UK-Watford:-Recreational%2C-cultural-and-sporting-services./S5E2D4N356>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/tenders/UK-title/6BTET63TAP>

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**

Operation of the Watford Colosseum

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

- 92000000 - Recreational, cultural and sporting services

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

Services

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

Procurement of an operator for the Watford Colosseum for a period of up to c. 25 years. This will be on the basis of a lease and/or operating contract of the facility.

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

Value excluding VAT: £37,500,000

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

This contract is divided into lots: No

### **II.2) Description**

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

- 92300000 - Entertainment services
- 92320000 - Arts-facility operation services
- 79993000 - Building and facilities management services
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants

- 45212322 - Theatre construction work

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

NUTS codes

- UKH23 - Hertfordshire

Main site or place of performance

Hertfordshire

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

Watford Borough Council is seeking the appointment of an operator for the Watford Colosseum, to have full responsibility for managing and maintaining the venue for an operating period of c.25 years delivering a varied events programme for the benefit of the residents of Watford and wider area.

The Council has a number of objectives for new Watford Colosseum operational management contract, including:

- to operate the Watford Colosseum to eliminate any need for a subsidy for the facility and to provide a positive management fee payment or income to the Council
- for the appointed operator to provide a commercially successful, balanced and varied public events and arts programme
- to achieve greater daytime use of the Watford Colosseum, which could include use for conferences, corporate events and weddings
- to provide opportunities for community and cultural use of the Watford Colosseum
- transfer of risk on asset management (repair, maintenance and lifecycle replacement) to be transferred to the appointed operator. This will be achieved through a full repairing and maintenance lease and/or operating contract; and
- for the appointed operator to be responsible for all utility costs and any other charges linked to the operation of the Watford Colosseum for the whole contract period (BID levy and business rates).

The building facilities include:

- main auditorium which has a 1,280 seat capacity and 2,440 seated and standing (2,000

standing on the event floor (440 balcony seats), 600 banquet, 420 cabaret)

-café bar and Forum Restaurant

-the Grand Lobby and a number of smaller bars

-office accommodation and staff meeting room

-changing rooms.

The Council is currently heavily investing in the building and carrying out a full refurbishment of the interior and building systems to bring it up to modern standards and to seek to maximise its performance as a commercial venue, including reconfiguration of the bars, creation of space for selling merchandise and installation of advertising hoardings on the exterior

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £37,500,000

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

Duration in months

360

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 4

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

Objective criteria for choosing the limited number of candidates: Selection will be based on applicant's SQ submission. Please refer to the SQ for a detailed understanding of the scoring criteria, weightings and how applicants will be ranked.

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

#### **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

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

The Council reserves the right to terminate the process at any time prior to award of contract.

The Council does not bind itself to accept any new tender received and reserves the right to call for new tenders should they consider this necessary.

The Council shall not be liable for any costs or expenses incurred by any tenderer in connection with the participation in this tender process.

---

## **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

The requirements are stated in SQ, ITPD and in the procurement documents.

#### **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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As set out in the procurement documents

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive dialogue

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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

29 July 2022

Local time

5:00pm

### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

12 August 2022

### **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**

Duration in months: 12 (from the date stated for receipt of tender)

---

## **Section VI. Complementary information**

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

This is a recurrent procurement: No

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

The Council is keen to ensure that the procurement is open to a wide market and that there is



genuine competition. The resources and range of services needed for the joint venture are such that the Council understands that it may receive applications from either a single organisation or organisations that may wish to collaborate to form a consortium (either by forming a separate legal entity or in unincorporated grouping).

Please note the estimated contract value is based on an assumed turnover of the facility over the contract term.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Watford:-Recreational%2C-cultural-and-sporting-services./S5E2D4N356>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/S5E2D4N356>

GO Reference: GO-2022624-PRO-20494303

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

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

Watford Borough Council

Town Hall

Watford

wd17 3EX

Email

[derek.hatcher@watford.gov.uk](mailto:derek.hatcher@watford.gov.uk)

Country

United Kingdom

Internet address

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

