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Tender

## **WAV PT Waverley Borough Council Leisure Operating Contract**

Waverley Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-019592

Procurement identifier (OCID): ocids-h6vhtk-035330

Published 18 July 2022, 4:14pm

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

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

Waverley Borough Council

The Burys

Godalming

GU7 1HR

#### **Contact**

Patrick Tuite

#### **Email**

[patrick.tuite@waverley.gov.uk](mailto:patrick.tuite@waverley.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKJ25 - West Surrey

**Internet address(es)**

Main address

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

Buyer's address

<https://www.sesharedservices.org.uk/esourcing>

**I.3) Communication**

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

<https://www.sesharedservices.org.uk/esourcing>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.sesharedservices.org.uk/esourcing>

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

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## **Section II: Object**

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

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

WAV PT Waverley Borough Council Leisure Operating Contract

Reference number

WAV - 034606

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

- 92610000 - Sports facilities operation services

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

Services

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

The contract will be for the management and operation of Cranleigh Leisure Centre, Farnham Leisure Centre, Godalming Leisure Centre and Haslemere Leisure Centre and shall include the development and delivery of a new Active Communities Programme. The contract will also include the management and operation of a new leisure facility which is planned to open in July 2026 and which shall replace Cranleigh Leisure Centre. The Council also has plans for investment at Farnham and Godalming Leisure Centres to extend and improve these facilities.

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

Value excluding VAT: £145,196,440

#### **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

- UKJ25 - West Surrey

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

The contract will be for the management and operation of Cranleigh Leisure Centre, Farnham Leisure Centre, Godalming Leisure Centre and Haslemere Leisure Centre and shall include the development and delivery of a new Active Communities Programme. The contract will also include the management and operation of a new leisure facility which is planned to open in July 2026 and which shall replace Cranleigh Leisure Centre. The Council also has plans for investment at Farnham and Godalming Leisure Centres to extend and improve these facilities. A Market Interest Day, previously advertised in a Prior Information Notice

(<https://www.find-tender.service.gov.uk/Notice/016272-2022?origin=SearchResults&p=1>), is scheduled for 20th July which will provide an opportunity for interested parties to visit the facilities in scope, to understand more about the Council's ambitions for the future delivery of the services and to receive further information on the tender process. All information from the market day will be posted on the portal. A Competitive Procedure with Negotiation procurement process is being used in accordance with Regulation 29. Stage one of this process comprises this SQ designed as an initial assessment to identify and shortlist suitable potential candidates. Stage two will be the Invitation to Submit Initial Tenders (ISIT), involving those organisations identified and selected from stage one. The Council reserves the right to select an operator or reduce the shortlist at ISIT stage and reserves the right not to negotiate. Stage three will be the Invitation to Submit Revised Tenders (ISRT) for those bidders successful at ISIT stage. It will consist of a negotiation meeting to explore with bidders their ISIT solution followed by the opportunity for bidders to submit Revised Tenders. The council reserves the right to appoint the Operator to act in any or all Professional Technical roles related to future leisure investments, to include, but not limited to the roles of Employers Agent, Project Manager or Architect (accepting an element of sub-contracting may be required for more specialist services). The council is not obliged to appoint the operator in any of these roles, nor is the operator obliged to accept these appointments. A fee proposal will be required prior to appointment to any such role and a separate consultancy agreement will be utilised. All tender documents included in DRAFT DOCUMENTS - FOR INFORMATION ONLY, (including the Invitation to tender, specification and contract documents) shall be issued at SQ stage for information purposes only and are all subject to non material changes when the invitation to tender is issued to the shortlisted bidders.

#### **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: £145,196,440

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

Start date

1 July 2023

End date

30 June 2043

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: 3

Maximum number: 5

**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

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## **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

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## **Section IV. Procedure**

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

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

Competitive procedure with negotiation

#### **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.1.5) 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

19 August 2022

Local time

1:00pm

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

9 September 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**

Tender must be valid until: 30 June 2023

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**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**

High Court

Royal Courts of Justice, The Strand

London

WC21 2LL

Telephone

+44 20794760000

Country

United Kingdom