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Planning

PIN – DBOM procurement for a replacement Aquadrome and multi-facility leisure centre in Basingstoke, and other leisure centre management.

Basingstoke and Deane Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-025989

Procurement identifier (OCID): ocds-h6vhtk-03cffc

Published 15 August 2024, 3:47pm

Section I: Contracting authority

I.1) Name and addresses

Basingstoke and Deane Borough Council

Civic Offices, London Road

Basingstoke

RG21 4AH

Contact

Kelly Johnson

Email

procurement@basingstoke.gov.uk

Country

United Kingdom

Region code

UKJ3 - Hampshire and Isle of Wight

Internet address(es)

Main address

<http://www.basingstoke.gov.uk>

Buyer's address

<http://www.basingstoke.gov.uk>

I.3) Communication

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

<https://procontract.due-north.com/Opportunities/>

Additional information can be obtained from 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

PIN – DBOM procurement for a replacement Aquadrome and multi-facility leisure centre in Basingstoke, and other leisure centre management.

Reference number

DN738623

II.1.2) Main CPV code

- 45240000 - Construction work for water projects

II.1.3) Type of contract

Works

II.1.4) Short description

Basingstoke and Deane Borough Council is planning to go out to the market for a DBOM contract to replace the existing Aquadrome, for a health and leisure facility. The existing facility is located towards the west of the town centre on the Basingstoke Leisure Park.

The existing Aquadrome was originally constructed as a lido over 40 years ago and has been subject to extensions and refurbishments over the years to comprise a 25m swimming pool, learner pool, lagoon pool with flumes, health suite with sauna, steam and spa pool plus a 140-station gym and associated changing facilities. The facility is owned by the Council and managed by an external management company on behalf of the Basingstoke and Deane Leisure Community Trust (an independent charity) and the Council.

The Council is now preparing for the DBOM contract, undertaking surveys to de-risk the site, and prepare the Contract Documentation.

The Council has appointed specialist leisure and legal support for the process.

The indicative timescales are:

- o Advertise DBOM – November 2024
- o EOI and SQ/ Conditions of Participation
- o Invitation to tender published – January 2025
- o Technical, financial and quality tenders
- o Tender submission – May 2025
- o Tender clarification and shortlisting – July / August 2025
- o Negotiation with shortlisted Candidates – Sept / Oct 2025

- o Final tender submission – November 2025
- o DBOM contract award Spring 2026
- o Detailed design commences – Aquadrome Spring / Summer 2026
- o Services commence (existing centres) – aligned to existing operator contract end date.

The Operating Contract will include Tadley Health and Fitness Centre and potentially Basingstoke Golf Centre.

The preferred option facility mix is:

Core Facilities

- 25m 8 lane pool
- 20m 4 lane learner pool
- Leisure waters with flumes (mixed ages)
- Spectator viewing
- Wet & Dry changing areas
- 150 station gym
- 3 x studios
- 1 x spin studio
- Indoor Clip & Climb
- Indoor Adventure Soft Play
- Party room
- Café & kitchen

Optional:

- Sports hall
- Spa

- Enhancements to wet side, ideally increasing the learner pool to 25m
- Enhancements to dry side
- Additional party room(s)
- An ice facility capable of hosting national ice hockey league events

A list of site surveys already undertaken or currently being commissioned is provided in the supporting document.

The purpose of this PIN is to seek views on;

1. Whether your organisation would be likely to tender for this opportunity, given the type of contract (DBOM) and timescales.
2. Your views on whether the surveys completed (or being completed), will provide you with sufficient site information to submit a DBOM tender, and what likely design and build risks would remain with the Council. Please note a copy of the surveys can be provided if helpful. (any request to view these must be made via the messaging system on ProContract)
3. What further site surveys you would recommend the Council undertake to de-risk the site and your design and build submission?
4. If the DBOM contract was awarded 1st April 2026, can you confirm whether you believe you could submit a planning application, start on site, gain practical completion and have the new centre open by Autumn 2029?

Please respond to procurement@basingstoke.gov.uk by 4.30pm 2nd September 2024, alternatively interested companies can provide feedback via the messaging system of ProContract.

II.1.5) Estimated total value

Value excluding VAT: £60,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

II.2.4) Description of the procurement

Basingstoke and Deane Borough Council is planning to go out to the market for a DBOM contract to replace the existing Aquadrome, for a health and leisure facility. The existing facility is located towards the west of the town centre on the Basingstoke Leisure Park.

The existing Aquadrome was originally constructed as a lido over 40 years ago and has been subject to extensions and refurbishments over the years to comprise a 25m swimming pool, learner pool, lagoon pool with flumes, health suite with sauna, steam and spa pool plus a 140-station gym and associated changing facilities. The facility is owned by the Council and managed by an external management company on behalf of the Basingstoke and Deane Leisure Community Trust (an independent charity) and the Council.

Market Engagement/ Feedback - Aquadrome in Basingstoke and Deane - Find a Tender (find-tender.service.gov.uk)

In November 2023, the Council received an outline business case from Arcadis (and specialist leisure and architect teams), that included:

- Proposed site location
- Core and optional facility mix
- Capital cost projections
- Revenue projections
- Delivery routes and timetables

On 6th February 2024, the Council took an outline business case to Cabinet and recommended:

Recommendation to Cabinet

1. To approve the Outline Business Case attached as appendix 3 to develop a replacement for the Aquadrome on the site of Car Park 8 at the Leisure Park, endorsing the Preferred Option Facility Mix and DBOM delivery route and the procuring of a contractor to finalise the full business case.

2. That authority be delegated to the Director of Regeneration in agreement with the Executive Director of Corporate Services & Assets (Section 151 Officer), and in consultation with the Cabinet Member for Major Projects and Regeneration and the Cabinet Member for Finance and Property to commence procurement and;

- To finalise tender documentation and procure a contractor in accordance with the Preferred Delivery Model
- To authorise the Head of Law and Governance to enter into the contract/lease and any other necessary legal documentation with the successful operator
- To review, seek such amendments, as required to ensure policy compliance, and to approve, as landowner, the submission of the appointed contractor's planning application to the Council as Local Planning Authority
- To authorise the Head of Law and Governance to enter into such agreements with statutory authorities as are required to support the development of a replacement Aquadrome

3. That authority be delegated to the Director of Residents Services in agreement with the Executive Director of Corporate Services & Assets (Section 151 Officer), and in consultation with Cabinet Member for Sports Leisure and Culture and the Cabinet Member for Finance and Property to negotiate extension to the existing Leisure contract to ensure continuity of service.

4. To note that revenue and capital funding requirements will be included in the MTFS Update and Capital Programme update to Council in February 2024.

New Leisure Centre/ Aquadrome – Outline Business Case Decision

The Council is now preparing for the DBOM contract, undertaking surveys to de-risk the site, and prepare the Contract Documentation.

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Optional

- Sports hall
- Spa
- Enhancements to wet side, ideally increasing the learner pool to 25m
- Enhancements to dry side
- Additional party room(s)
- An ice facility capable of hosting national ice hockey league events

The site surveys undertaken or being commissioned are:

- 1 Ground investigation and testing
- 2 Ground conditions summary
- 3 Environmental benefits and constraints summary
- 4 Combined Phase 1 Desk study phase 2 ground investigation report
- 5 Topographic survey
- 6 Utilities capacity investigations
- 7 Soil assessment survey
- 8 Archaeology survey
- 9 Transport statement- scoping note
- 10 Transport survey and impact assessment
- 11 Environmental impact assessment
- 12 Lighting assessment
- 13 BREEAM assessment statement

EXISTING INFORMATION

14 Previous feasibility reports and outline business case

PLANNING

15 Pre-app advice

16 Outline planning

17 Full planning

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2. Your views on whether the surveys completed (or being completed), will provide you with sufficient site information to submit a DBOM tender, and what likely design and build risks would remain with the Council. Please note a copy of the surveys can be provided if helpful. (any request to view these must be made via the messaging system on ProContract)
3. What further site surveys you would recommend the Council undertake to de-risk the site and your design and build submission?
4. If the DBOM contract was awarded 1st April 2026, can you confirm whether you believe you could submit a planning application, start on site, gain practical completion and have the new centre open by Autumn 2029?

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II.2.6) Estimated value

Value excluding VAT: £60,000,000

II.3) Estimated date of publication of contract notice

30 November 2024

Section IV. Procedure

IV.1) Description

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-015162](#)