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Tender

Management and operation of the Quarry House leisure centre

Department for Work and Pensions

F24: Concession notice

Notice identifier: 2024/S 000-027394

Procurement identifier (OCID): ocds-h6vhtk-0495eb

Published 28 August 2024, 10:17am

The closing date and time has been changed to:

30 September 2024, 11:59pm

See the [change notice](#).

Section I: Contracting authority/entity

I.1) Name and addresses

Department for Work and Pensions

Quarry House, Quarry Hill

Leeds

LS2 7UA

Email

QuarryHouse.leisurecentre@dwp.gov.uk

Country

United Kingdom

Region code

UKE - Yorkshire and the Humber

Internet address(es)

Main address

<https://www.gov.uk/government/organisations/department-for-work-pensions>

I.3) Communication

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

[Tender documents are available free of charge at https://dwp.bravosolution.co.uk](https://dwp.bravosolution.co.uk)

Additional information can be obtained from the above-mentioned address

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

[Tender documents are available free of charge at https://dwp.bravosolution.co.uk](https://dwp.bravosolution.co.uk)

Applications or, where applicable, tenders must be submitted to the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

[Tender documents are available free of charge at https://dwp.bravosolution.co.uk](https://dwp.bravosolution.co.uk)

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

Recreation, culture and religion

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Management and operation of the Quarry House leisure centre

II.1.2) Main CPV code

- 92610000 - Sports facilities operation services

II.1.3) Type of contract

Services

II.1.4) Short description

It is the intention of the Department for Work and Pensions (DWP) as the contracting authority to put in place a concession contract for the management and operation of the Quarry House sports and leisure centre. The centre (already in existence and operating) is located at Quarry House, Quarry Hill, Leeds, LS2 7UA, England.

The contract duration is for an initial period of five (5) years with the option for DWP to exercise up to two (2) two-year extensions (5+2+2), such that the maximum expected duration is nine (9) years.

The successful supplier will be required to manage and operate the centre on the Department's behalf providing a fully functional sports and leisure centre. This could also include the management and operation of a café area within the leisure centre complex.

As per regulation 9 of the 2016 Regulations the estimated concession value of £12,400,000 has been calculated taking into account the following:

- The initial five-year period including the option to extend the contract by 2 x 2 year periods (total 9 years)
- the costs associated with the leisure centre such as rent, rates, utilities and maintenance costs; and the estimated potential turnover for the concession contract based on historical figures.

II.1.6) Information about lots

This concession is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKE - Yorkshire and the Humber

Main site or place of performance

Leeds

II.2.4) Description of the procurement

The procurement process will be for a concession contract within the meaning of the Concession Contracts Regulations 2016 (the 2016 Regulations), and concerns social and other specific services under Common Procurement Vocabulary code 92610000 within the category “Administrative, social, educational, healthcare and cultural services” in Schedule 3 to the 2016 Regulations. DWP intends to follow a procedure which is broadly in line with the open procurement procedure available under Regulations 27 of the Public Contracts Regulations 2015 (as amended) (“the 2015 Regulations”) does not consider itself bound by any of the requirements of the 2015 Regulations, nor by any of the requirements of the 2016 Regulations save to the extent that they are applied under regulation 19 (Social and other specific services) to services listed in Schedule 3 to the 2016 Regulations.

It is envisaged that a single supplier will deliver the services required via a concession contract for an initial period of five (5) years with the option for DWP to extend for up to a further four years in total by means of up to two (2) two-year extensions (2+2), such that the maximum expected duration is nine (9) years.

The leisure centre facilities are situated over three floors in the Quarry House leisure centre (ground floor, upper basement and lower basement) and comprise:

Ground Floor:

- Reception area / office area
- Café area (not currently used as a café)
- Sports hall

- 25m swimming pool (25 x 8.25 metres - 1m to 1.8m depth)
- Small/baby pool (11.2 x 4.5 metres - 1m depth)
- Poolside first aid room
- Wet and dry changing rooms and toilets (including lockers)
- Room (Hairdresser's room. Currently not in use)
- Room (currently used as Beautician's room)

Basement:

- Changing rooms and toilets (including lockers) (F)

Lower Basement:

- Changing rooms and toilets (including lockers) (M)
- 2 Squash courts (both currently used as fitness studios)
- Gym
- Small room (Office/Staff room/fitness testing room)
- Small free weights area

The overall area is approximately 2,028 square metres.

The leisure centre is based on the outskirts of Leeds city centre at Quarry House, Quarry Hill, Leeds, LS2 7UA.

The main purpose of the facility is to promote and encourage active and healthy lifestyles for government employees and other external users, including members of the public, and actively to promote and encourage membership from other local organisations, community groups, the general public and the opening up of the facility to use by local school children.

The successful supplier will be expected to drive forward the themes of health and wellbeing, advertise and promote the facility with a view to (a) maximising its use by Government staff and the wider public so that health and well-being are promoted as widely as possible, (b) increasing the revenue and profitability of the centre and (c) ensuring that the centre's well managed facilities offer a variety of structured activities and that contemporary classes are available to all.

DWP intends to hold a supplier visit event on Tuesday 3rd September 2024 at 10:30 at Quarry House in Leeds. Please register your interest in attending this event via the messaging function on the Jaggaer e-procurement portal by midnight GMT on Friday 30th August 2024. Please provide your name, role, contact details and the name of the organisation that you represent within your message. Only registered individuals with a valid form of identification will be admitted to the event. DWP would like to request that organisations limit the number of attendees to 2 per organisation. Should the event be oversubscribed, the numbers of attendees from any single organisation may be reduced, in which case you will be notified as far in advance of the event as possible.

<https://www.contractsfinder.service.gov.uk/Notice/a98e405d-3eac-419f-b4b2-0910c6f9b0b1>

The offer in the above link of site visits did not take place.

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: £12,400,000

II.2.7) Duration of the concession

Duration in months

60

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 IV. Procedure

IV.2) Administrative information

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

Originally published as:

Date

24 September 2024

Local time

11:59pm

Changed to:

Date

30 September 2024

Local time

11:59pm

See the [change notice](#).

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Suppliers Instructions:

How to Express Interest in this Tender:

1. Register on the eSourcing portal (this is only required once):

<https://dwp.bravosolution.co.uk> & click the link to register - Accept the terms & conditions & click 'continue' - Enter your correct business & user details - Note your chosen username & click 'Save'. You will receive an email with your password (keep this secure)

2. Express an Interest in the tender - Login to the portal with the username/password - Click the 'PQQs / ITTs Open To All Suppliers' link. (These are Pre-Qualification Questionnaires or Invitations to Tender open to any registered supplier) - Click on the relevant exercise to access the content. - Click the 'Express Interest' button at the top of the page. - This will move the PQQ /ITT into your 'My PQQs/ My ITTs' page. (A secure area reserved for your projects only) -You can now access any attachments by clicking 'Buyer Attachments' in the 'PQQ/ ITT Details' box

3. Responding to the tender - Click 'My Response' under 'PQQ/ ITT Details', you can choose to 'Create Response' or to 'Decline to Respond' (please give a reason if declining) - You can now use the 'Messages' function to communicate with the buyer and seek any clarification - Note the deadline for completion. Follow the onscreen instructions to complete the PQQ/ ITT - There may be a mixture of online & offline actions to complete (detailed online help available). To submit your reply use the 'Submit Response' button (top of the page).

For further assistance please consult the online help, or the eTendering help desk.

DWP expressly reserves the rights(i)to use a reverse auction; (ii)to cancel this procurement at any stage; (iii)to not award any contract as a result of the procurement process commenced by publication of this notice; (iv)and in no circumstances will DWP be liable for any costs incurred by potential suppliers.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Strand

London

WC2A 2LL

Country

United Kingdom