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Tender

DBOM Tender for a new Basingstoke Leisure Centre

Basingstoke & Deane Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-037200

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

Published 18 November 2024, 1:43pm

Section I: Contracting authority

I.1) Name and addresses

Basingstoke & Deane Borough Council

Civic Offices

BASINGSTOKE

RG214AH

Contact

Procurement Team

Email

procurement@basingstoke.gov.uk

Telephone

+44 1256844844

Country

United Kingdom

Region code

UKJ37 - North Hampshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

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

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

DBOM Tender for a new Basingstoke Leisure Centre

Reference number

DN749514

II.1.2) Main CPV code

- 92610000 - Sports facilities operation services

II.1.3) Type of contract

Services

II.1.4) Short description

Basingstoke and Deane Borough Council ('the Authority') is commencing a Competitive Dialogue procedure to find a leisure specialist partner to deliver a new water and leisure complex in Basingstoke.

The contract opportunity is for the award of the BDBC Leisure DBOM Contract (the Contract) which comprises the following leisure centres:

- Design and build a replacement Facility for the Aquadrome
- Aquadrome current facility operation, until transfer of service to the new Facility
- Tadley Health and Fitness Centre operation
- Basingstoke Golf Centre operation

Facilities at the new complex should include a 25-metre eight-lane competition pool, 20-metre four-lane teaching pool, leisure waters with flumes, a 150-station gym, three studios and a spin studio, an indoor clip and climb or similar adventure-style activity, indoor adventure soft play, party rooms and café.

All procurement documentation is available via Proactis ProContract tendering system, project ID DN749514.

Leisure specialists are being invited to submit first stage Selection Questionnaire (SQ) responses for the scheme. Following detailed dialogue work with short-listed suppliers that demonstrate the relevant interest, experience, and capability to deliver the project, it is anticipated that a preferred partner would be identified, approved by the Authority and awarded the final contract in May 2026.

II.1.5) Estimated total value

Value excluding VAT: £195,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45212100 - Construction work of leisure facilities
- 45212110 - Leisure centre construction work
- 45212212 - Construction work for swimming pool

II.2.3) Place of performance

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

Basingstoke Leisure Park

II.2.4) Description of the procurement

Basingstoke and Deane Borough Council ('the Authority') is commencing a Competitive Dialogue procedure to find a specialist leisure partner to deliver a new water and leisure complex in Basingstoke.

The contract opportunity is for the award of the BDBC Leisure Design, Build, Operate and Maintain Contract (the Contract) which comprises the following leisure centres:

- Design and build a replacement Facility for the Aquadrome
- Aquadrome current facility operation, until transfer of service to the new Facility

- Tadley Health and Fitness Centre operation
- Basingstoke Golf Centre operation

The contract will operate for a term of 20 years with up to 5 years extension available.

Following previous consultation, facilities at the new complex should include a 25-metre eight-lane competition pool, 20-metre four-lane teaching pool, leisure waters with flumes, a 150-station gym, three studios and a spin studio, an indoor clip and climb or similar adventure-style activity, indoor adventure soft play, party rooms and café.

Alongside the core facilities to be provided the Authority is open to bids which could provide additional, optional leisure facilities within the Authority's available budget.

As part of the competitive dialogue process the Authority will be undertaking the following response stages:

- Selection Questionnaire
- Invitation to Submit Outline Solutions
- Invitation to Submit Detailed Solutions
- Invitation to Submit Final Tender

Leisure specialists are being invited to submit first stage Selection Questionnaire (SQ) responses for the scheme. Following detailed dialogue work with short-listed suppliers that demonstrate the relevant interest, experience, and capability to deliver the project, it is anticipated that a preferred partner would be identified, approved by the Authority and awarded the final contract in May 2026.

Detailed information on the overall scheme, including programmes; specifications and response documents are available to access once registered and expression of interest confirmed on ProContract on project DN749514. All correspondence and documentation release will be conducted via the ProContract portal.

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: £195,000,000

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

Duration in months

300

This contract is subject to renewal

Yes

Description of renewals

An initial anticipated term of 20 years (240 months) with an extension up to a further 5 years (60 months) available.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

An initial anticipated term of 20 years (240 months) with an extension up to a further 5 years (60 months) available.

II.2.14) Additional information

Documentation is available via ProContract. The procurement exercise is available on Project ID DN749514

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

Conditions of participation are outlined within the procurement documents, namely the descriptive document, Selection Questionnaire and Selection Questionnaire Instructions and information at the first stage of the procurement. All documents are available via ProContract project ID DN749514.

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

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.2.1) Previous publication concerning this procedure

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

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

20 December 2024

Local time

12:00pm

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.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice

London

WV2A 2LL

Country

United Kingdom