

United Kingdom-Tavistock: Sports facilities operation services

OJ S 164/2015 26/08/2015

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: West Devon Borough Council

Postal address: Kilworthy Park, Drake Road

Town: Tavistock

Postal code: PL19 0BZ

Country: United Kingdom

For the attention of: Mrs Carly Wedderburn

E-mail: carly.wedderburn@teignbridge.gov.uk

Telephone: +44 1626215120

Internet address(es):General address of the contracting authority: <http://www.westdevon.gov.uk/>Electronic access to information: www.supplyingthesouthwest.org.ukElectronic submission of tenders and requests to participate: www.supplyingthesouthwest.org.uk**Additional information can be obtained from:**

Official name: Supplying the South West

Postal address: www.supplyingthesouthwest.org.ukTown: www.supplyingthesouthwest.org.ukPostal code: www.supplyingthesouthwest.org.uk

Country: United Kingdom

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

Official name: Supplying the South West

Postal address: www.supplyingthesouthwest.org.ukTown: www.supplyingthesouthwest.org.ukPostal code: www.supplyingthesouthwest.org.uk

Country: United Kingdom

Tenders or requests to participate must be submitted: Official name: Supplying the South WestPostal address: www.supplyingthesouthwest.org.ukTown: www.supplyingthesouthwest.org.ukPostal code: www.supplyingthesouthwest.org.uk

Country: United Kingdom

I.2. Type of the contracting authority

Regional or local authority

I.3. Main activity

General public services

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: yes

Official name: South Hams District Council
Postal address: Follaton House, Plymouth Road
Town: Totnes
Postal code: TQ9 5NE
Country: United Kingdom

Section II: Object of the contract

II.1. Description

II.1.1. Title attributed to the contract by the contracting authority

Health and Wellbeing Partnership.

II.1.2. Type of contract and place of performance or delivery

Services

Service category No 26: Recreational, cultural and sporting services

NUTS code UKK4 Devon

II.1.3. Information about a framework agreement or a dynamic purchasing system

The notice involves a public contract

II.1.4. Information about framework agreement

II.1.5. Short description of the contract or purchase(s)

West Devon Borough Council and South Hams District Council have great pleasure in presenting an opportunity for working in partnership with a professional leisure provider in developing and operating our leisure facilities over a twenty five (25) year period. Both Councils wish to make the most effective use of our resources (including leisure facilities) in maintaining and improving community health alongside working on wellbeing initiatives from partner organisations that improve the quality of the natural and built environment of West Devon and South Hams at the most advantageous price.

As a result the Councils are inviting Tenders from prospective partners to enter into an agreement to operate and maintain the Councils' Leisure Centres and, where appropriate, design and build facilities. This is particularly relevant in the case of Ivybridge Leisure Centre, which is in need of complete redevelopment. Masterplan option work for a new centre has been undertaken by the Councils and Bidders are invited to respond with solutions that would be developed through a Design, Build and Operate contract.

The Authority invites proposals from Applicants that are able to present innovative partnership arrangements that see the costs to the Councils taper over the life of the Contract in order that they may assist the Authorities in overcoming future funding reductions. The Contract is being procured by West Devon Borough Council on behalf of the shared Councils of West Devon Borough and South Hams District.

II.1.6. CPV code(s)

92610000 Sports facilities operation services, 77320000 Sports fields maintenance services, 45240000 Construction work for water projects, 79993000 Building and facilities management services, 92000000 Recreational, cultural and sporting services, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

II.1.9. Information about variants

Variants will be accepted: yes

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The existing facilities split by geographical region are as follows: in West Devon there are two (2) leisure centres namely Meadowlands Leisure Centre in Tavistock and Parklands Leisure Centre in Okehampton and in the South Hams there are four (4) leisure centres, namely Dartmouth Leisure Centre, Ivybridge Leisure Centre, Quayside Leisure Centre in Kingsbridge and Totnes Pavilion. Applicants will look to provide Bids for the provision of services at these current centres and look for additional development opportunities within the districts of West Devon and the South Hams.

The Contract shall be up to a period of twenty five (25) years subject to termination and break clauses contained with the Contract terms and conditions. The Contract start date shall be 1.12.2016.

Applicants will be required to look at several options within the Bid documents to include operating all or some of the existing centres plus looking at alternative proposals through an optional variant mechanism. Further detail is provided below at II.2.2).

The overall aim of this procurement exercise is to reduce both Councils' overall costs and improve their leisure offering. The Council's objectives and outcomes of this procurement therefore are:

- excellent customer services and value for money,
- wellbeing,
- sustainability,
- contribution towards the Councils' corporate strategies,
- investment in facilities, and,
- the consideration of the inclusion of additional facilities currently outside of the scope of the Standard Bid.

Background to the opportunity and data concerning the existing operation can be found within Volume Two (2) Descriptive Document of the Invitation to Submit Detailed Solutions included as part of the Tender pack.

Estimated value excluding VAT:

Range: between 15 000 000 and 20 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: Applicants will be required to submit a Mandatory Standard Bid that incorporates the investment in and operation of the following facilities to deliver leisure management services in accordance with the Output Specification and as set out in the Descriptive Document: — Meadowlands Leisure Centre, Tavistock — Ivybridge Leisure Centre — Parklands Leisure Centre, Okehampton — Dartmouth Leisure Centre — Quayside Leisure Centre, Kingsbridge — Totnes Pavilion (Current Dry side activities) This will include assuming full responsibility for the building including operational delivery and life cycle costs on a twenty five (25) year Contract term. In addition the Authority requires the submission of four (4) additional Mandatory Variant Bids, as follows: — Mandatory Variant One (1) — Standard Bid plus operation the of a separate leisure operation, which is currently outside of the scope of the Standard Bid — Mandatory Variant Two (2) — Standard Bid plus operation of a new Pool being planned for construction in Dartmouth — Mandatory Variant Three (3) — Standard Bid plus incorporation of both Mandatory Variants One (1) and Two (2); and— Mandatory Variant

Four (4) — Standard Bid but without the inclusion of Totnes Pavilion. The Applicants' attention is drawn to the Authorities Invitation to Submit Detailed Solutions, which is provided as part of the Tender pack for this procurement and can be found on the Authority's electronic tendering portal www.supplyingthesouthwest.org.uk , for further details of the various options.

Provisional timetable for recourse to these options:
in months: 300 (from the award of the contract)

II.2.3. Information about renewals

This contract is subject to renewal: no

II.3. Duration of the contract or time limit for completion

Duration in months: 300 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

The Councils may require direct guarantees from any relevant parent companies, associated companies, Funders or other entities to ensure that the Service Provider is financially robust and properly secured. In the absence of a Parent Company Guarantee, a Bond may be required. Additionally, the Councils would expect the Service Provider to agree to enforce the guarantees where required. Bidders should note that the failure of a guarantor would be a termination event. If the funding providers require guarantees from any relevant parent companies, associated companies or other entities then details of these requirements and confirmation from the body concerned that they are prepared and able to meet these requirements should be provided with the Bid. If guarantees are proposed, or deemed by the Councils to be necessary, the Councils will expect to agree the format and terms.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

The clauses governing payment can be found at Part 5 Payment within Volume Three (3) Agreement and Schedules of the Authority's Invitation to Submit Detailed Solution. The Authority would expect that any Standard Bid submitted by an Applicant would accept all of the terms within Volume Three (3). Deviations to the Contract can be submitted with an Optional Variant Bid.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

Bids from consortia and lead Contractors on behalf of Sub-Contractors will be accepted by the Authority. Please note that the Councils reserve the right to require a successful Consortium to form a single legal entity in accordance with Regulation 19 of the Public Contracts Regulations 2015.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: The performance of the Contract shall be as described within Volume Three (3) Agreement and Schedules of the Authority's Invitation to Submit Detailed Solutions document, provided as part of the Tender pack.

III.2. Conditions for participation

III.2.1.

Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: Applicants will be required to complete and submit the Pre-Qualification Questionnaire at stage one of this procurement procedure. The questions asked within the PQQ are in accordance with Regulations 57 and 58 of the Public Contracts Regulations 2015. Responses to the questions contained will be marked on the basis of pass or fail. In addition to this the Applicant will be required to submit responses to a range of questions including previous experience, staffing and community engagement. Only those Applicants that pass through the pass/fail questions will be assessed against the additional questions and the five (5) highest scoring Applicants will be invited to proceed to stage two (2) dialogue and Invitation to Submit Detailed Solutions.

III.2.2. Economic and financial ability

List and brief description of conditions: Applicant's responses to the financial evaluation will be used in conjunction with credit reference agency checks to gain a basic indication of the financial suitability of the Applicant. A financially troubled supplier represents a risk to satisfactory Contract completion and, therefore, a risk-based approach to assessment is taken. The determination of the appropriate risk level will be proportionate and relevant to the size, value and nature of the specific Contract being tendered. If, in the opinion of the Authorities financial evaluators, the risk of entering into the Contract with the Applicant is considered unacceptable, a failure will be given and the PQQ will not be considered further. Your organisation may also be required to provide a performance bond or parent company and /or other guarantees if considered appropriate. The questions within this section are asked in accordance with Regulation 58 of the Public Contracts Regulations 2015.

Minimum level(s) of standards possibly required: As per the PQQ.

III.2.3. Technical and professional ability

List and brief description of conditions:

Applicants will be required to provide details of a minimum of three (3) contracts that it has previously delivered that are similar to the outcomes required through this Contract.

Responses will also be required on a range of questions including previous experience in delivering leisure management services, undertaking refurbishment and investment of leisure facilities, delivering improved participation, how your organisation delivers community participation and consultation and your organisation's approach to its staff. The questions within this section are asked in accordance with Regulation 58 of the Public Contracts Regulations 2015.

Minimum level(s) of standards possibly required:

As per the PQQ.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

Execution of the service is reserved to a particular profession: no

III.3.2. Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: yes

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

competitive dialogue

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged minimum number 5

Objective criteria for choosing the limited number of candidates: The Authority shall make its selection decisions in accordance with Regulation 30 and 58 of the Public Contracts Regulations 2015 and as set out in the Pre-Qualification documents.

IV.1.3. 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 yes

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Criteria below

1. Services. Weighting 40
2. Technical. Weighting 10
3. Commercial. Weighting 50

IV.2.2. Information about electronic auction

An electronic auction will be used: no

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

T055SHWD

IV.3.2. Previous publication concerning this procedure

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Time limit for receipt of requests for documents or for accessing documents: 28.9.2015 - 11:30
Payable documents: no

IV.3.4. Time limit for receipt of tenders or requests to participate

28.9.2015 - 12:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

26.10.2015

IV.3.6. Languages in which tenders or requests to participate may be submitted

English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

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

IV.3.8. Conditions for opening of tenders

Date: 8.1.2016 - 12:00

Persons authorised to be present at the opening of tenders: yes

Information about authorised persons and opening procedure: Tenders shall be opened in accordance with the Authority's Contract Procedure Rules. The Authority shall use an electronic tendering system to verify the receipt of tenders and tenders shall be opened by the appropriate Officer representing Strategy and Commissioning Team. Tenders which arrive beyond the deadline shall be disregarded as late and shall not be evaluated.

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds: no

VI.3. Additional information

The PQQ response must be delivered to the contracting authority through the Authority's e-tendering system ProContract. The following address is for applicants to register and express their interest on the system: www.supplyingthesouthwest.org.uk Applicants may view the documents in .pdf format prior to expressing an interest where the Applicant feels it necessary to understand the full scope of the procurement process prior to committing to it. However, in order to formally participate in the procedure and gain access to a Word version of the Pre-Qualification Questionnaire (PQQ), which is able to be overwritten with the Applicant's responses, Applicants must login and express their interest. Please note that where the Authority makes any amendments to any of the documents that are associated with this procurement process the Applicant must be logged in to the system to receive those updates. Documents appended in .pdf format to the main advertisement for this procedure will not be duly updated. If you are new to the system e-tendering system you will need to register your organisation first, before you will be able to express your interest. To do so, please follow these simple steps: Once you have accessed the system using the web address given above, please navigate to Supplier Registration on the left hand side of the page. Once there follow the steps as laid out within the Supplier Registration Wizard. When you have completed the registration, you will receive confirmation via e-mail of your username and password — please keep this safe, as you will need it for future reference to the system. If possible, please ensure that you use a generic e-mail address for the purposes of registration, in order that access to the system is not restricted to just one individual. Once you have registered (or if you are already registered) you are then able to express your interest participate in the procurement process by following these simple steps: Access the system's home page and click Opportunities on the left hand side of the page. Once there go to Latest Opportunities and click Search. Find and select West Devon Borough Council from the drop-down list and click on the opportunity when you see it within the list. Click Login and Register Interest. You will find the procurement opportunity by selecting My Opportunities on the right hand side of the page, which will appear when you are logged in to the system. The Authority is of the view that the Transfer of Undertakings (Protection of Employment) Regulations 2006 will apply to this contract. Further details are provided within the Authority's Invitation to Submit Detailed Solutions (ISDS) documents. Applicants should be aware that the Authority wishes to hold a Bidder's Day as part of this first stage of the procurement process. The Applicants' attention is drawn to Volume Two (2) Descriptive Document for details of this event. Additional relevant CPV codes include: 45212100-7 (Construction work of leisure

centre) 45212110-0 (Leisure centre construction works) 4521172-2 (Recreation Centre Construction work) 45212200-8 (Construction work for sport facilities) 92610000-0 (Sports and Facilities Operation Services) 92610000-3 (sports related services) 92621000-0 (Sports, event promotions services) 45212000-6 (Construction Works for buildings relating to leisure, culture) 799993000 (Building and Facilities Management services) 79993100 (Facilities Management Services).

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

VI.4.3. Service from which information about the review procedure may be obtained

VI.5. Date of dispatch of this notice

21.8.2015