

United Kingdom-Woodbridge: Recreational, cultural and sporting services

OJ S 186/2014 27/09/2014

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Suffolk Coastal District Council

Postal address: Council Offices, Melton Hill

Town: Woodbridge

Postal code: IP12 1AU

Country: United Kingdom

Contact person: Procurement Section

For the attention of: Debra McMurtry, Senior Procurement Officer

E-mail: debra.mcmurtry@eastsoffolk.gov.uk

Telephone: +44 1502523671

Internet address(es):General address of the contracting authority: www.suffolkcoastal.gov.ukElectronic access to information: www.delta-esourcing.com**Additional information can be obtained from:**

the abovementioned address

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

the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address**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: no

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

SCDCPROC132 Strategic leisure development partner phase 2.

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

Services

Service category No 26: Recreational, cultural and sporting services

NUTS code UKH14 Suffolk

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)

Recreational, cultural and sporting services. General management consultancy services. Construction work. Suffolk Coastal District Council is seeking to engage a strategic leisure development partner in respect of its future leisure development programme which will cover the development of various leisure facilities across the Suffolk Coastal District Council area. It is the intention that other Contracting Authorities namely Great Yarmouth Borough Council, North Norfolk District Council, Bolsover District Council and North East Derbyshire District Council may in the future wish to utilise this contract, subject to the Contracting Authority's agreement, if any contract awarded. Note that no services are guaranteed for this contract (if any contract awarded). Bidders need to be aware that any fee earnings will be based through agreed projects (if any) as set out in Appendix O2 The Project Agreement.

II.1.6. CPV code(s)

92000000 Recreational, cultural and sporting services, 79411000 General management consultancy services, 45000000 Construction work

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

The procurement is covered by the Government Procurement Agreement: no

II.1.8. Lots

This contract is divided into lots: no

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

In order to participate any interested parties should pay particular attention to the following before embarking on this process; The Strategic Leisure Development Partner will be required to develop and deliver the following aspects of the Leisure Development Programme: Design, Build, Fund, Support and Strategic Planning. Design: The ability and experience to propose designs for leisure facilities that considers, the customer experience and need, the operator requirements, changing local demographic for the next 20 years, local competition and on-going operational costs (revenue and capital). Build: The ability and experience to build high quality Leisure Facilities, either direct or in partnership with third party supplier. We will be expecting the Leisure Development Partner to act as the Councils principle project manager of all build and works. Fund: The ability to source competitive commercial funding. Support: The ability and experience to support the development programme post build phase with, sales, marketing, branding and operations support on new activities as required. Strategic Planning: The ability and experience to use the Leisure Strategy to develop a Leisure Development Programme for all the Councils facilities. This programme will be written by the contractor (if any contract awarded) in partnership with the Council and the Leisure Operation Partner and adopted by the Council. Suffolk Coastal District Council intends to conduct a full needs assessment and stakeholder engagement in order to produce a full leisure strategy encompassing all leisure provision accessible to the communities of Suffolk Coastal. This will include facilities and activities provided by the Council, private sector and third sector (all encompassing) from play spaces to leisure centres. It is envisaged that this will be completed in 2014 during implementation of this contract. With this in mind, the Council intends to procure a contract to secure a Strategic Leisure Development Partner, who will utilise the new

strategy and work with the Council and recently procured Strategic Leisure Operations Partner to produce projects to develop new/existing facilities and services that best fulfil the evidenced need of local residents and visitors to the area, now and in the future. The facilities will need to be developed jointly in order to maximise choice to the users and to ensure that each offer compliments the other. As the strategy will be produced along-side the time-scale of this procurement, the procurement will focus solely on the sites of Leiston Leisure Centre and Deben Swimming Pool as a case study in order to provide the same project scope for bidders to bid and be evaluated against. Although the procurement scope will be limited to the case study for evaluating elements of Design, Build and Fund solutions, when appointed the Strategic Leisure Development Partner will be required to revisit the proposal with a holistic approach to all leisure facilities and services provided across the district whilst considering any other competitors within the district or catchments of residents within the district. Suffolk Coastal District Council has recently appointed an Operational Partner within a contract of 15 year term (with a possibility to extend up to 30 years). This procurement seeks only to appoint a Strategic Leisure Development Partner and does not include the operational aspects of any facility. Waveney District Council (WDC) is the preferred shared service partner (separate legal entity) of SCDC, under the shared services arrangements for maximising efficiencies and best value purposes it may be considered that Waveney District Council could utilise this contract (if any contract awarded) in the future along with North Norfolk District Council (NNDC), Great Yarmouth Borough Council (GYBC), Bolsover District Council (BDC) and North East Derbyshire District Council (NEDDC) who have requested to be named Contracting Authorities as part of this procurement process. As with all local authorities NNDC, GYBC, BDC and NEDDC are currently facing budgetary pressures and needs to consider all options in relation to the future of the Council's leisure facilities regarding provision, development and any future rationalisation. It should be noted that being named within these contract documents does not commit Great Yarmouth Borough Council, North Norfolk District Council, Bolsover District Council or North East Derbyshire District Council to making use of the services described within the tender documents and that the primary contract will be with Suffolk Coastal District Council. Following evaluation of Preliminary Bid submissions, Bidders will be invited in for a series of workshops. It is anticipated that there will be 2 workshops for each stream Technical (with reference to Sections 3.3, 4.1 and 4.4 of Appendix P) Financial /Funding (with reference to Sections 1.2, 1.2 and 3.1 of Appendix P) and any other areas that are deemed necessary.

Estimated value excluding VAT:

Range: between 25 000 000 and 44 500 000 GBP

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: Range: between 1 and 10

In the case of renewable supplies or service contracts, estimated timeframe for subsequent contracts:

in months: 120 (from the award of the contract)

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

Duration in months: 240 (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 Strategic Leisure Development Partner shall provide a Performance Bond, Cash deposit or alternative security if required by the Council. The Strategic Leisure Development Partner shall provide the Council with such information as is reasonably required in order to determine whether to require such surety.

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

Refer to contractual documents.

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

If the contract is awarded to a consortium, joint venture or alliance, applicants will be required to contract with joint and several liability under English Law and either nominate a lead service provider with whom the Contracting Authority can contract and to whom all communications will be addressed or form into a single entity before the contract is awarded.

III.1.4. Contract performance conditions

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

Description of particular conditions: Key Performance Indicators (KPI's) as listed in Appendix O1 The Partnering Agreement relating to the development of the Council's Leisure portfolio.

KPI's may be subject to change over the duration of the contract (if any contract awarded).

Insurance levels required by the contractor; 10 000 000 GBP Public Liability Insurance, 10 000 000 GBP Employers Liability insurance, 10 000 000 GBP Professional Indemnity insurance and 10 000 000 Third Party Insurance.

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: The Authority will apply all the offences listed in Article 45(1) of Directive 2004/18/EC (implemented as Regulation 23(1) of the Public Contract Regulations (PCR) 2006 in the UK) and all of the professional misconducts listed at Article 45 (2) of Directive 2004/18/EC (see also Regulation 23(2) in the PCR 2006) to the decision of whether a Candidate is eligible to be invited to tender.

A full list of the Regulation 23(1) and 23(2) criteria are at <http://www.delta-esourcing.com/delta/project/reasonsForExclusion.html#pcr>

Candidates will be required to answer these questions as part of the qualification process. For candidates who are registered overseas, you will need to declare if you have any offences /misconduct under your own countries laws, where these laws are equivalent to the Regulation 23 lists.

Candidates who have been convicted of any of the offences under Article 45(1) are ineligible and will not be selected to bid, unless there are overriding requirements in the general interest for doing so.

Candidates who are guilty of any of the offences, circumstances or misconduct under Article 45 (2) may be excluded from being selected to bid at the discretion of the Authority.

III.2.2. Economic and financial ability

List and brief description of conditions: Refer to Invitation to Tender Part A document. To support and protect the Council's interests, the Council reserves the right to use a third party

credit checking agency to support and evidence the financial information at any time during the procurement process.

Minimum level(s) of standards possibly required: There are a number of sections that are Pass /Fail within the Tender documentation.

III.2.3. Technical and professional ability

List and brief description of conditions:

Refer to Invitation to Tender Part A document.

Minimum level(s) of standards possibly required:

There are a number of sections that are Pass/Fail within the Tender documentation, minimum standards apply to all scored sections with the exception of price, a score of Satisfactory must be achieved in these sections in order to proceed further in the procurement process. Further information in the Part A Tender documentation.

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: no

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Negotiated

Some candidates have already been selected (if appropriate under certain types of negotiated procedures) no

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

Envisaged minimum number 1

Objective criteria for choosing the limited number of candidates: Candidates must achieve a score of satisfactory in all scored areas (with the exception of price) in order to proceed further in the procurement process. Further information in the Part A Tender documentation.

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 Price is not the only award criterion and all criteria are stated only in the procurement documents

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

SCDCPROC132

IV.3.2. Previous publication concerning this procedure

no

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: 29.10.2014 - 12:00

Payable documents: no

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

30.10.2014 - 12:00

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

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

IV.3.8. Conditions for opening of tenders

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

All dates and time periods specified in this notice are only provisional and the Council reserves the right to change these. The Council reserves the right not to award any contract for the Strategic Leisure Development Partner. It should be noted that Suffolk Coastal District Council (SCDC) and Waveney District Council (WDC) are working in partnership and share a Senior Management Team. Whilst SCDC is the contracting authority for the purpose of this procurement process and any ensuing contract, WDC are acting as SCDC's representative in relation to the provision of Strategic Leisure Development Partner and procurement advice and process. Officers and Members at both councils will be involved in the process for contracting with an appropriate contractor. All dates and time periods specified in this notice are indicative only and the Council reserves the right to change these. The Council expressly reserves the right not to award any contract as a result of the procurement process commenced by the publication of this notice and in no circumstances will be liable for any costs incurred by applicants during the procurement process. You must register on this site to respond www.delta-esourcing.com, if you are already registered you will not need to register again, simply use your existing user-name and password. Please ensure that you allow yourself plenty of time when responding to this invite prior to the

closing date and time, especially if you have been asked to upload documents. No hard copy Tenders will be accepted. If you experience any technical difficulties please contact the Delta eSourcing help-desk on call +44 8452707050 or e-mail helpdesk@delta-esourcing.com as soon as possible as problems cannot be rectified after the closing deadline. Please note that for ICT security reasons the Councils procurement representative (Waveney District Council) is not able to accept Zip files. If you are uploading multiple documents you will have to load one document at a time, therefore please ensure that you allow yourself plenty of time to fully upload your submission onto Delta eSourcing by the deadline detailed above as Delta eSourcing will not permit attempts to load documents after the time/date stated. All communication for the procurement process must be through the messaging facilities on the Delta eSourcing system. If any applicant considers that any information supplied by them is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for its sensitivity as well as the duration of such sensitivity specified. In such cases the relevant material will, in response to requests made under the Freedom of Information Act 2000 (the Act) or the Environmental Information Regulations 2004 (the Regulations), be examined in the light of exemptions in the Act or the Regulations. Bidders need to demonstrate the level of additional value they will bring to this contract (if any contract awarded) and how their proposal might improve the economic, social and environmental well-being of the area where the proposal will exercise its functions if they are successful to support the Public Services (Social Value) Act 2012.

For more information about this opportunity, please visit the Delta eSourcing portal at: <https://www.delta-esourcing.com/tenders/UK-UK-Woodbridge:-Recreational%2C-cultural-and-sporting-services./NQ5J8DX469>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/NQ5J8DX469>

GO Reference: GO-2014924-PRO-6033898

VI.4. Procedures for review

VI.4.1. Review body

Official name: Suffolk Coastal District Council

Postal address: Council Offices, Melton Hill

Town: Woodbridge

Postal code: IP12 1AU

Country: United Kingdom

E-mail: arthur.charvonja@eastsoffolk.gov.uk

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers, fully in accordance with paragraph 32A of the Public Contracts Regulations 2006. This period allows unsuccessful tenderers to seek further debriefing from the Contracting Authority before the contract is entered into.

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

VI.5. Date of dispatch of this notice

24.9.2014