

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/004208-2023>

Tender

## **Provision of Global Estate Asset Valuation Services for FCDO**

Foreign Commonwealth and Development Office

F02: Contract notice

Notice identifier: 2023/S 000-004208

Procurement identifier (OCID): ocds-h6vhtk-0388e1

Published 10 February 2023, 2:34pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Foreign Commonwealth and Development Office

King Charles Street

London

SW1A 2AH

#### **Email**

[mollie.giuffrida@fcdo.gov.uk](mailto:mollie.giuffrida@fcdo.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UK - United Kingdom

#### **Internet address(es)**

Main address

[www.gov.uk/fcdo/](http://www.gov.uk/fcdo/)

Buyer's address

<https://fcdo.bravosolution.co.uk/>

### **I.3) Communication**

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

<https://fcdo.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://fcdo.bravosolution.co.uk/>

Tenders or requests to participate must be submitted to the above-mentioned address

### **I.4) Type of the contracting authority**

Ministry or any other national or federal authority

### **I.5) Main activity**

General public services

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Provision of Global Estate Asset Valuation Services for FCDO

Reference number

ESND-8994-2022

#### **II.1.2) Main CPV code**

- 66000000 - Financial and insurance services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The Foreign, Commonwealth and Development Office (FCDO) is tendering a multi-lot procurement for the provision of Global Estate Asset Valuation Services in order to meet financial reporting requirements (IRFS). This Procurement Process is being run in accordance with the Open Procedure under Regulation 27 of the Public Contracts Regulation 2015.

Services are divided into three Lots, whereby each lot relates to a specific geographical region.

Lot 1 – Africa

Lot 2 - Asia Pacifica, South Asia and Afghanistan

Lot 3- Americas

Each contract will be for an initial 5 year period with an option to extend for up to a further 2 years.

#### **II.1.5) Estimated total value**

Value excluding VAT: £3,319,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 2

## **II.2) Description**

### **II.2.1) Title**

Global Estate Asset Valuation Services - Lot 1 Africa

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 70331000 - Residential property services
- 70331100 - Institution management services
- 70332200 - Commercial property management services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

Global - Africa

### **II.2.4) Description of the procurement**

The Foreign, Commonwealth and Development Office (FCDO) intends to contract a supplier for Global Estate Asset Valuation Services in Africa.

The FCDO has estate property around the world (including the United Kingdom) and operates in over 280 different locations. The estate comprises Embassies & High

Commissions (anything from a stand-alone, freehold building on a secure compound, to a fitted-out leased office in a multi-occupied, high-rise building), visa offices, Residences for Heads of Post and residential buildings for diplomats. Additionally there are individual “legacy” properties such as churches, cemeteries, etc.

The FCDO has a financial reporting requirement (IFRS), supported by HM Treasury Government Financial Reporting Manual, to revalue Estate’s assets to ensure they are well managed, correctly recorded and accurately valued in the annual accounts.

The Estates, Security and Network Directorate (ESND) of the FCDO, on behalf of the Secretary of State for Foreign, Commonwealth and Development Affairs, requires valuations, inspection and rent ceiling assessments of the FCDO Estate and other Government departments, if required.

The scope of this procurement includes valuation and inspection services of the FCDO Estate in Africa. The Successful Supplier will also be required to provide impairment valuations, rent ceiling assessments and ad-hoc consultancy services where requested.

#### **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: £780,000

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

Start date

1 June 2023

End date

31 May 2028

This contract is subject to renewal

Yes

Description of renewals

The contract is expected to commence 1 June 2023 and will be valid for a period of 5 years with the possibility of an extension for up to 2 more years.

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

The contract is expected to commence 1 June 2023 and will be valid for a period of 5 years with the possibility of an extension for up to 2 more years.

The Contracting Authority retains the right and option to alter the geographical region of each Lot by way of variation to meet the needs of the department.

The Contracting Authority retains the right and option to alter the scope of the contract, in line with any changes to Financial Reporting Requirements affecting the requirements of the Authority met through this contract.

### **II.2.13) Information about European Union Funds**

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

## **II.2) Description**

### **II.2.1) Title**

Global Estate Asset Valuation Services - Lot 2 Asia Pacifica, South Asia and Afghanistan

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 70331000 - Residential property services
- 70331100 - Institution management services
- 70332000 - Non-residential property services

- 70332100 - Land management services
- 70332200 - Commercial property management services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

Global - Asia Pacifica, South Asia and Afghanistan

### **II.2.4) Description of the procurement**

The Foreign, Commonwealth and Development Office (FCDO) intends to contract a supplier for Global Estate Asset Valuation Services in Asia Pacifica, South Asia and Afghanistan.

The FCDO has estate property around the world (including the United Kingdom) and operates in over 280 different locations. The estate comprises Embassies & High Commissions (anything from a stand-alone, freehold building on a secure compound, to a fitted-out leased office in a multi-occupied, high-rise building), visa offices, Residences for Heads of Post and residential buildings for diplomats. Additionally there are individual “legacy” properties such as churches, cemeteries, etc.

The FCDO has a financial reporting requirement (IFRS), supported by HM Treasury Government Financial Reporting Manual, to revalue Estate’s assets to ensure they are well managed, correctly recorded and accurately valued in the annual accounts.

The Estates, Security and Network Directorate (ESND) of the FCDO, on behalf of the Secretary of State for Foreign, Commonwealth and Development Affairs, requires valuations, inspection and rent ceiling assessments of the FCDO Estate and other Government departments, if required.

The scope of this procurement includes valuation and inspection services of the FCDO Estate in Asia Pacifica, South Asia and Afghanistan. The Successful Supplier will also be required to provide impairment valuations, rent ceiling assessments and ad-hoc consultancy services where requested.

### **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: £1,359,000

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

Start date

1 June 2023

End date

31 May 2028

This contract is subject to renewal

Yes

Description of renewals

The contract is expected to commence 1 June 2023 and will be valid for a period of 5 years with the option of an extension for up to 2 more years.

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

The contract is expected to commence 1 June 2023 and will be valid for a period of 5 years with the option of an extension for up to 2 more years.

The Contracting Authority retains the right and option to alter the geographical region of each Lot by way of variation to meet the needs of the department.

The Contracting Authority retains the right and option to alter the scope of the contract, in line with any changes to Financial Reporting Requirements affecting the requirements of the Authority met through this contract.

### **II.2.13) Information about European Union Funds**

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

## **II.2) Description**

### **II.2.1) Title**

Global Estate Asset Valuation Services - Lot 3 Americas

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 70331000 - Residential property services
- 70331100 - Institution management services
- 70332000 - Non-residential property services
- 70332100 - Land management services
- 70332200 - Commercial property management services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

Global - Americas

### **II.2.4) Description of the procurement**

The Foreign, Commonwealth and Development Office (FCDO) intends to contract a supplier for Global Estate Asset Valuation Services in the Americas.

The FCDO has estate property around the world (including the United Kingdom) and operates in over 280 different locations. The estate comprises Embassies & High Commissions (anything from a stand-alone, freehold building on a secure compound, to a fitted-out leased office in a multi-occupied, high-rise building), visa offices, Residences for Heads of Post and residential buildings for diplomats. Additionally there are individual “legacy” properties such as churches, cemeteries, etc.

The FCDO has a financial reporting requirement (IFRS), supported by HM Treasury Government Financial Reporting Manual, to revalue Estate’s assets to ensure they are well managed, correctly recorded and accurately valued in the annual accounts.

The Estates, Security and Network Directorate (ESND) of the FCDO, on behalf of the Secretary of State for Foreign, Commonwealth and Development Affairs, requires valuations, inspection and rent ceiling assessments of the FCDO Estate and other Government departments, if required.

The scope of this procurement includes valuation and inspection services of the FCDO Estate in the Americas. The Successful Supplier will also be required to provide impairment valuations, rent ceiling assessments and ad-hoc consultancy services where requested.

#### **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: £1,180,000

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

Start date

1 June 2023

End date

31 May 2028

This contract is subject to renewal

Yes

Description of renewals

The contract is expected to commence 1 June 2023 and will be valid for a period of 5 years with the option of an extension for up to 2 more years.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

The contract is expected to commence 1 June 2023 and will be valid for a period of 5 years with the option of an extension for up to 2 more years.

The Contracting Authority retains the right and option to alter the geographical region of each Lot by way of variation to meet the needs of the department.

The Contracting Authority retains the right and option to alter the scope of the contract, in line with any changes to Financial Reporting Requirements affecting the requirements of the Authority met through this contract.

#### **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 III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **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

### **III.2) Conditions related to the contract**

#### **III.2.3) 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

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **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: [2022/S 000-033688](#)

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

Date

13 March 2023

Local time

5:00pm

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

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

**IV.2.7) Conditions for opening of tenders**

Date

13 March 2023

Local time

5:00pm

---

**Section VI. Complementary information**

**VI.1) Information about recurrence**

This is a recurrent procurement: Yes

**VI.3) Additional information**

The requirement will be procured via the Foreign, Commonwealth and Development Office's e-procurement portal: <https://fcdo.bravosolution.co.uk>. Suppliers, not currently registered on the portal, who are interested in being considered for this opportunity must self-register on the site in order to participate — registration is free and instantaneous. Suppliers already registered on FCDO/Jaggaer will not need to re-register, but will need to complete the full suite of tender documents once issued to be considered for the opportunity.

**VI.4) Procedures for review**

**VI.4.1) Review body**

Foreign Commonwealth and Development Office

King Charles Street

London

SW1A 2AH

Country

United Kingdom

Internet address

<https://www.gov.uk/government/organisations/foreign-commonwealth-development-office>

**VI.4.2) Body responsible for mediation procedures**

Foreign Commonwealth and Development Office

London

Country

United Kingdom