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Contract

A Property Management Agent for Lot 1, 2 New Bailey Square and Lot 2, 100 Embankment

Salford City Council

F03: Contract award notice

Notice identifier: 2022/S 000-004255

Procurement identifier (OCID): ocids-h6vhtk-03173b

Published 15 February 2022, 10:44am

Section I: Contracting authority

I.1) Name and addresses

Salford City Council

Salford Civic Centre, Chorley Road

Swinton

M27 5AW

Contact

Miss Heather Stanton

Email

heather.stanton@salford.gov.uk

Telephone

+44 1616866241

Country

United Kingdom

NUTS code

UKD3 - Greater Manchester

Internet address(es)

Main address

<http://www.salford.gov.uk/>

Buyer's address

<http://www.salford.gov.uk/>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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

A Property Management Agent for Lot 1, 2 New Bailey Square and Lot 2, 100 Embankment

Reference number

DN479284

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

2 New Bailey Square is comprised of 188,000sq ft of grade A office across ten upper storeys together with ground floor retail/leisure space. Tenants of the building also benefit from access to a communal roof terrace and a basement car park. Two occupiers, Eversheds Sutherland LLP and Berryman's Lace Mawer LLP have between them committed to occupy six and a half of the ten floors and marketing continues to identify occupiers for the remaining space.

100 Embankment is the second and final phase of the Embankment development and is located alongside 101 Embankment which was completed in 2016. The property sits on a podium deck within which is a 455 space Q-Park and a Sainsburys convenience store. Adjacent to the development is the Greengate link forming the main route between Manchester city centre and the expanding Greengate residential area. Embankment is a nine storey 166,000sq ft grade A office building, phase 2 of the Embankment development. Practical completion is forecast for May 2020 (subject to change). The Council is forward funding the development and will own the completed building. The appointment will be for the management of 100 Embankment only, there will be no other properties or estate common parts forming part of the instruction.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £159,670

II.2) Description

II.2.1) Title

A Property Managing Agent for 2 New Bailey Square

Lot No

1

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services

II.2.3) Place of performance

NUTS codes

- UKD3 - Greater Manchester

II.2.4) Description of the procurement

This is a 3 year contract with the option to extend for a further 2 years for both Bailey Square and 100 Embankment.

The key objectives for the managing agent will be to:

- Provide an exceptional management service to occupiers, visitors and potential occupiers of 2 New Bailey Square and 100 Embankment.
- Maintain a safe, clean and attractive environment in a pleasant and well-maintained building
- Provide at all times the services at a competitive price having regard to the service charge payable by the buildings' occupiers
- Manage and provide service charge cost information in a timely and transparent manner adhering at all times to the RICS Professional Statement on service charges

II.2.5) Award criteria

Quality criterion - Name: 1 / Weighting: 80

Price - Weighting: 20

II.2.11) Information about options

Options: No

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

A Property Managing Agent for 100 Embankment

Lot No

2

II.2.2) Additional CPV code(s)

- 79400000 - Business and management consultancy and related services

II.2.3) Place of performance

NUTS codes

- UKD3 - Greater Manchester

II.2.4) Description of the procurement

This is a 3 year contract with the option to extend for a further 2 years for both Bailey Square and 100 Embankment.

The key objectives for the managing agent will be to:

- Provide an exceptional management service to occupiers, visitors and potential occupiers of 2 New Bailey Square and 100 Embankment.
- Maintain a safe, clean and attractive environment in a pleasant and well-maintained building
- Provide at all times the services at a competitive price having regard to the service charge payable by the buildings' occupiers

- Manage and provide service charge cost information in a timely and transparent manner adhering at all times to the RICS Professional Statement on service charges

II.2.5) Award criteria

Quality criterion - Name: 2 / Weighting: 80

Price - Weighting: 20

II.2.11) Information about options

Options: No

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.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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2020/S 103-249516](#)

Section V. Award of contract

Lot No

1

Title

A Property Managing Agent for 2 New Bailey Square and 100 Embankment

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

8 April 2021

V.2.2) Information about tenders

Number of tenders received: 14

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Knight Frank

One Marsden Street

Manchester

M2 1HW

Email

Elaine.mcclean@knightfrank.com

Telephone

+44 1618337696

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

OC305934

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £159,670

Total value of the contract/lot: £159,670

Section V. Award of contract

Lot No

2

Title

A Property Managing Agent for 100 Embankment

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

8 April 2021

V.2.2) Information about tenders

Number of tenders received: 14

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Knight Frank LLP

One Marsden Street

Manchester

M2 1HW

Email

Elaine.mcclean@knightfrank.com

Telephone

+44 1618337696

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

OC305934

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £159,670

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Salford City Council

Swinton

Country

United Kingdom