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Contract

Built Development Professional Services for Coastal and Land Transactions

Crown Estate Scotland

F03: Contract award notice

Notice identifier: 2023/S 000-005384

Procurement identifier (OCID): ocds-h6vhtk-036776

Published 23 February 2023, 9:09am

Section I: Contracting authority

I.1) Name and addresses

Crown Estate Scotland

Quartermile Two, 2nd Floor, 2 Lister Square

Edinburgh

EH3 9GL

Contact

Maurice McTeague

Email

maurice.mcteague@crownestatescotland.com

Telephone

+44 1314607657

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://crownstatescotland.com/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.4) Type of the contracting authority

Other type

Public Corporation

I.5) Main activity

Other activity

Property

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Built Development Professional Services for Coastal and Land Transactions

Reference number

CES-ITT-2022-09-09

II.1.2) Main CPV code

- 70110000 - Development services of real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Invitation to Tender – technical support and expertise including development advice, strategy, management and services to support development, investment and divestment across Crown Estate Scotland (CES) and beyond

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £3,350,000

II.2) Description

II.2.2) Additional CPV code(s)

- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate

- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services
- 70122100 - Land sale services
- 70122110 - Vacant-land sale services
- 70122200 - Land purchase services
- 70122210 - Vacant-land purchase services
- 70123000 - Sale of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70320000 - Land rental or sale services
- 70321000 - Land rental services
- 70322000 - Vacant-land rental or sale services
- 70332300 - Industrial property services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71222000 - Architectural services for outdoor areas
- 71240000 - Architectural, engineering and planning services
- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs
- 71245000 - Approval plans, working drawings and specifications
- 71251000 - Architectural and building-surveying services
- 71315300 - Building surveying services

- 71356400 - Technical planning services
- 71400000 - Urban planning and landscape architectural services
- 71420000 - Landscape architectural services
- 71541000 - Construction project management services
- 72224000 - Project management consultancy services
- 73200000 - Research and development consultancy services
- 73220000 - Development consultancy services
- 79415200 - Design consultancy services
- 79421000 - Project-management services other than for construction work
- 79421100 - Project-supervision services other than for construction work
- 79421200 - Project-design services other than for construction work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Crown Estate Scotland currently operates an outsourced services business model to deliver the day-to-day management of its Rural, Coastal, Urban, Salmon Fishing Rights and Minerals & Mines Royal property portfolios. These core management services are contracted and undertaken by a variety of Managing Agents throughout Scotland overseen by the Crown Estate Scotland in-house property management team.

The Managing Agents provide all the key day-to-day operational / transactional / agreement management functions with ancillary works including allied services for capital work projects up to 150,000 GBP and Sales and Purchases of property, land and assets with a capital value up to 350,000 GBP. This tender is intended to supplement the services provided by the managing agents.

This tender is designed to establish a framework to provide additional multi-disciplinary consultancy support to Crown Estate Scotland to deliver its key objectives and the successful bidder will work together with Crown Estate Scotland teams and other outsourced services in a collaborative and co-ordinated way.

II.2.5) Award criteria

Quality criterion - Name: Demonstration of a clear understanding of the scope of services and technical skills for the contract and clearly understand the brief, requirements, scope, and project outcomes. / Weighting: 25

Quality criterion - Name: skills and experience of the proposed team to deliver these services by reference to a record of successful delivery specific to this requirement including examples of previous work etc / Weighting: 19

Quality criterion - Name: Demonstrate skill, knowledge and understanding of the works required through two completed case sheet / Weighting: 15

Quality criterion - Name: organisations policy and approach to sustainability, community benefits, apprenticeships, training opportunities, fair work first, reference to human trafficking and modern slavery, / Weighting: 9

Quality criterion - Name: organisations proposed approach to contract management, KPI's and Balanced Scorecard reporting / Weighting: 6

Quality criterion - Name: proposal to monitor, report and reduce carbon as part of this contract / Weighting: 1

Price - Weighting: 25

II.2.11) Information about options

Options: Yes

Description of options

Two optional 12 month extensions

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

The procurement involves the establishment of a framework agreement

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 000-025426](#)

Section V. Award of contract

Contract No

CES-ITT-2022-09-09

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 February 2023

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

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

V.2.3) Name and address of the contractor

Turner & Townsend Project Management Limited

Atria One, Level 2, 144 Morrison Street

Edinburgh

EH3 8EX

Telephone

+44 1313473469

Country

United Kingdom

NUTS code

- UK - United Kingdom

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: £3,350,000

Total value of the contract/lot: £3,350,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 20 %

Short description of the part of the contract to be subcontracted

Turner & Townsend Project Management Limited (Lead) and the proposed members of a named consortium (CBRE, IcenI and Blackhall and Powis) will deliver the services including specialist professional services where appropriate

Section VI. Complementary information

VI.3) Additional information

(SC Ref:723667)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

Sheriff Court House, 27 Chambers Street

Edinburgh

EH1 1LB

Telephone

+44 1312252525

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/the-courts/court-locations/edinburgh-sheriff-court-and-justice-of-the-peace-court>