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Tender

P23-0122: Scottish Enterprise Investment Property Portfolio – Asset Valuation Service

Scottish Enterprise

F02: Contract notice

Notice identifier: 2023/S 000-012514

Procurement identifier (OCID): ocds-h6vhtk-03c59f

Published 2 May 2023, 1:54pm

Section I: Contracting authority

I.1) Name and addresses

Scottish Enterprise

Atrium Court, 50 Waterloo Street

Glasgow

G2 6HQ

Contact

Adam Cunningham

Email

adam.cunningham@scotent.co.uk

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

<http://www.scottish-enterprise.com/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00398

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local Agency/Office

I.5) Main activity

Economic and financial affairs

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

P23-0122: Scottish Enterprise Investment Property Portfolio – Asset Valuation Service

Reference number

P23-0122

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

Scottish Enterprise is seeking to commission a supplier to provide a property asset valuation service for Scottish Enterprise's investment property portfolio. The value of the land and property assets is required to ensure that the value of the property assets of Scottish Enterprise are properly represented in its financial accounts and is to be carried out in accordance with the RICS Appraisal and Valuation Standards.

The requirement is to prepare bi-annual and annual valuations of the properties on the basis of "fair value" which to all intents and purposes will be the open market value. Scottish Enterprise's investment property portfolio is currently valued at GBP149M (as of March 2023), and comprises:

- Industrial buildings
- Offices
- Business parks
- Business centres
- Energy, Science and Technology parks
- Development land

- Other property interests

This contract will for a three-year period commencing on c.1 August 2023. After this time, Scottish Enterprise will have the option to extend the contract for a further one-year period. The anticipated value of the contract over the maximum four year duration is anticipated as being between GBP200,000 and GBP300,000 (excl VAT).

II.1.5) Estimated total value

Value excluding VAT: £300,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70300000 - Real estate agency services on a fee or contract basis
- 70332000 - Non-residential property services
- 70121000 - Building sale or purchase services
- 70122000 - Land sale or purchase services
- 70120000 - Buying and selling of real estate

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Scottish Enterprise is seeking to commission a supplier to provide a property asset valuation service for Scottish Enterprise's investment property portfolio. The value of the land and property assets is required to ensure that the value of the property assets of Scottish Enterprise are properly represented in its financial accounts and is to be carried out in accordance with the RICS Appraisal and Valuation Standards.

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II.2.5) Award criteria

Quality criterion - Name: Prompt Payment (only relevant where sub-contractors are proposed) / Weighting: Pass/Fail

Quality criterion - Name: Methodology including Innovation / Weighting: 40

Quality criterion - Name: Timetable including milestones for objectives / Weighting: 30

Quality criterion - Name: Project Team Structure / Weighting: 20

Quality criterion - Name: Fair Work First / Weighting: 5

Quality criterion - Name: Information Security / Weighting: 5

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £300,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Following the initial period of 36 months, Scottish Enterprise reserves the right to extend the contract by a further period of 12 months.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Following the initial period of 36 months, Scottish Enterprise reserves the right to extend the contract by a further period of 12 months.

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.2.14) Additional information

Economic operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Statement for SPD question 4A2B - Bidders must confirm that they hold Royal Institution of Chartered Surveyors (RICS) membership/accreditation or equivalent. Confirmation should be provided within the Tender Response Document (ITT Appendix 2 – Part 1).

III.1.2) Economic and financial standing

List and brief description of selection criteria

The relevant selection criteria are included in the SPD Scotland online module.

III.1.3) Technical and professional ability

List and brief description of selection criteria

The relevant selection criteria are included in the SPD Scotland online module.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Terms and conditions are included within the Invitation to Tender (ITT) documentation.

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

Date

6 June 2023

Local time

11:00am

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

6 June 2023

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: This service may be re-tendered towards the end of the contract, during 2026 or 2027, subject to the additional 12 month extension being taken forward. Scottish Enterprise publishes a Forward Plan of procurement activity on <https://www.scottish-enterprise.com/>.

VI.3) Additional information

SPD Statement for 2A.17 – Form of Participation (Notably as part of a group, consortium, joint venture or similar). Any contract will be entered into with the nominated lead organisation and all members of the consortium, who will in these circumstances each be required to execute said contract together with all ancillary documentation, evidencing their joint and several liability in respect of the obligations and liabilities of the contract. It will be for members of the consortium to sort out their respective duties and liabilities amongst each other. For administrative purposes, any associated documentation will be sent to the nominated lead organisation.

SPD Statement for 2C.1 - Where the main bidder relies on the capacities of other entities in order to meet the selection criteria, the bidder must provide a separate SPD response setting out the information required under SPD (Scotland): Part II (sections A and B); Part III exclusion grounds; the relevant part of Section IV selection criteria; and Part V (if applicable) for each of the entities concerned.

SPD Statement for 2D.1.2 – If the bidder proposes to subcontract any part(s) of the service and those sub-contractors are not relied upon, they should arrange for a separate SPD response from each potential subcontractor. The subcontractors must complete the relevant parts of the SPD (Scotland) (Sections A and B of Part II and Part III only) to self-declare whether there are grounds for their exclusion. This may be requested at the selection stage or prior to the subcontractor commencing work on the contract.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=724042.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

(SC Ref:724042)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=724042

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court and Justice of the Peace Court

Sheriff Clerk's Office, PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Telephone

+44 1414298888

Country

United Kingdom

Internet address

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

VI.4.2) Body responsible for mediation procedures

Scottish Government

5 Atlantic Quay, 150 Broomielaw

Glasgow

G2 8LU

Email

SPOEprocurement@scotland.gsi.gov.uk

Telephone

+44 1412425466

Country

United Kingdom

Internet address

<https://www.gov.scot/publications/single-point-of-enquiry/>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In the first instance, contact the Head of Facilities Management and Procurement at Scottish Enterprise, with any concerns or enquiries. Email: <https://www.scottish-enterprise.com/help/contact-us>.

An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2015, may bring proceedings that will be started in the High Court.

VI.4.4) Service from which information about the review procedure may be obtained

Scottish Government

5 Atlantic Quay, 150 Broomielaw

Glasgow

G2 8LU

Email

SPOEprocurement@scotland.gsi.gov.uk

Telephone

+44 1412425466

Country

United Kingdom

Internet address

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