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Tender

Property Managing Agent for Wokingham Borough Council

Wokingham Borough Council

F02: Contract notice

Notice identifier: 2021/S 000-013104

Procurement identifier (OCID): ocds-h6vhtk-02baa1

Published 10 June 2021, 5:01pm

Section I: Contracting authority

I.1) Name and addresses

Wokingham Borough Council

Civic Offices, Shute End

Wokingham

RG40 1BN

Contact

Mrs Valentina Z Velcheva

Email

Valentina.Velcheva@wokingham.gov.uk

Telephone

+44 7730320959

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Opportunities/Index?p=679bb2ba-7898-4a4c-b4e3-c8eb6a07a3dc&v=2>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Opportunities/Index?p=679bb2ba-7898-4a4c-b4e3-c8eb6a07a3dc&v=2>

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

Property Managing Agent for Wokingham Borough Council

Reference number

DN549301

II.1.2) Main CPV code

- 70000000 - Real estate services
 - AA01 - Metal

II.1.3) Type of contract

Services

II.1.4) Short description

Appointment of one or more property managing agents to manage Wokingham Borough Council's Regeneration and Investment property portfolios.

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Agents are invited to bid on a choice of property lots, as set out in the Portfolio Summary attached at Appendix B, namely:

- i. one large lot (LOT 1) – please note that you cannot bid for LOT 1 only; you will need to submit a bid for LOT 3 and LOT 1 together, or
- ii. one small lot (LOT 2), or
- iii. all the Properties (LOT 3). Please note that if you wish to tender for LOT 3, you must

also tender for Lot 1.

WBC will not accept proposals from a bidder to only deliver LOT 3 without a relevant bid to deliver LOT 1. The final choice of appointment of one Agent to deliver the whole portfolio or two Agents to deliver LOT 1 and LOT 2 separately will be based on the criteria set out in the Tender Response document.

II.2) Description

II.2.1) Title

Lot No

1

II.2.2) Additional CPV code(s)

- 70332200 - Commercial property management services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Appointment of one property managing agent to manage part of Wokingham Borough Council's Regeneration and Investment property portfolio - includes all properties listed in Pricing Schedule LOT 1. Please note that you cannot bid for LOT 1 only; you will need to submit a bid for LOT 3 and LOT 1 together.

II.2.5) Award criteria

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

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

Duration in months

36

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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

Lot No

2

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Appointment of one property managing agent to manage part of Wokingham Borough Council's Regeneration and Investment property portfolio - includes all properties listed in Pricing Schedule LOT 2.

II.2.5) Award criteria

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

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

Duration in months

36

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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

Lot No

3

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Appointment of one property managing agent to manage the Wokingham Borough Council's Regeneration and Investment property portfolio - includes all properties listed in Pricing Schedule LOT 3.

Wokingham Borough Council will not accept proposals from a bidder to only deliver LOT 3 without a relevant bid to deliver LOT 1. The final choice of appointment of one Agent to deliver the whole portfolio or two Agents to deliver LOT 1 and LOT 2 separately will be based on the criteria set out in the Tender Response document.

II.2.5) Award criteria

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

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

Duration in months

36

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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

Accelerated procedure

Justification:

The Agent currently managing Wokingham Borough Council's (WBC) property portfolio has suddenly served notice to terminate the Management Agreement. A replacement agent needs to be appointed as soon as possible to maximise the overlap between the new and existing agents before the incumbent Agent stand down at the beginning of

August. Failure to appoint a replacement agent by the end of July 2021 will jeopardise the collection of a significant amount of revenue due to WBC on 29th September. It would also compromise the handover process and undermine control of property assets providing crucial services to c.170 tenant customers within and beyond the Borough boundary. Revenue, reputation, asset value and potential third party liabilities will be at risk.

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

28 June 2021

Local time

9:00am

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

English

IV.2.7) Conditions for opening of tenders

Date

28 June 2021

Local time

9:30am

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice of England and Wales

London

EC4A 1NL

Telephone

+44 2079477156

Country

United Kingdom