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Tender

Strategic Innovation and Place Acquisition Programme Framework

Scottish Enterprise

F02: Contract notice

Notice identifier: 2024/S 000-019492

Procurement identifier (OCID): ocds-h6vhtk-04729e

Published 26 June 2024, 8:40am

Section I: Contracting authority

I.1) Name and addresses

Scottish Enterprise

Atrium Court, 50 Waterloo Street

Glasgow

G2 6HQ

Email

gordon.hutton@scotent.co.uk

Telephone

+44 1414686024

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

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

<https://www.publiccontractsscotland.gov.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://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

Strategic Innovation and Place Acquisition Programme Framework

Reference number

P25-0027

II.1.2) Main CPV code

- 70330000 - Property management services of real estate on a fee or contract basis

II.1.3) Type of contract

Services

II.1.4) Short description

The purpose of this Invitation to Tender (ITT) is to establish a single supplier Framework Agreement of a single property consultant to continue the work delivered through the Strategic Acquisitions Program (SAP), previously delivered under procurement contract P24-0005. SE requires an advisor to (i) review and enhance the existing search criteria and scoring methodology for property acquisitions that reflect current SE strategy, (ii) create a program for identification and reporting of opportunities, (iii) provide the necessary professional services to support property acquisitions in line with SE's obligations for best value under the Scottish Public Finance Manual (SPFM), (iv) advise on appropriate technical due diligence and coordinate outputs (v) identify potential options for SE to consider (vi) represent SE in acquisition negotiations with vendors, (vii) liaise with SE's professional and legal advisors to conclude acquisitions on satisfactory commercial terms. The services may also encompass providing advice on property appraisals, and associated commercial advice, where SE considers either working in joint venture or providing grant aid funding for existing property owners is an appropriate way to unlock sites for future development. This will also include standalone, ad hoc commercial property advice relevant to supporting the wider project above.

It is anticipated that the Framework Agreement will start in August 2024 and is anticipated to end 31 March 2027, although SE will retain the option of extension of up to an additional 12 months.

II.1.5) Estimated total value

Value excluding VAT: £416,666

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis
- 70300000 - Real estate agency services on a fee or contract basis
- 70000000 - Real estate services
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The purpose of this Invitation to Tender (ITT) is to establish a single supplier Framework Agreement of a single property consultant to continue the work delivered through the Strategic Acquisitions Program (SAP), previously delivered under procurement contract P24-0005. SE requires an advisor to (i) review and enhance the existing search criteria and scoring methodology for property acquisitions that reflect current SE strategy, (ii) create a program for identification and reporting of opportunities, (iii) provide the necessary professional services to support property acquisitions in line with SE's obligations for best value under the Scottish Public Finance Manual (SPFM), (iv) advise on appropriate technical due diligence and coordinate outputs (v) identify potential options for SE to consider (vi) represent SE in acquisition negotiations with vendors, (vii) liaise with SE's professional and legal advisors to conclude acquisitions on satisfactory commercial terms. The services may also encompass providing advice on property appraisals, and associated commercial advice, where SE considers either working in joint venture or providing grant aid funding for existing property owners is an appropriate way to unlock sites for future development. This will also include standalone, ad hoc

commercial property advice relevant to supporting the wider project above.

It is anticipated that the Framework Agreement will start in August 2024 and is anticipated to end 31 March 2027, although SE will retain the option of extension of up to an additional 12 months.

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

43

This contract is subject to renewal

Yes

Description of renewals

It is anticipated that the Framework Agreement will start in August 2024 and is anticipated to end 31 March 2027, although SE will retain the option of extension of up to an additional 12 months.

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 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 4A2B - Bidders must confirm that they hold RICS membership / accreditation or equivalent. Confirmation should be

provided within the Tender Response Document (ITT Appendix 2).

III.1.2) Economic and financial standing

List and brief description of selection criteria

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

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Please see the Terms & Conditions included within the Invitation to Tender.

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

The procurement involves the establishment of a framework agreement

Framework agreement with a single operator

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

7 August 2024

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

7 August 2024

Local time

11:00am

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Statement for SPD 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.

Statement for SPD 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.

Statement for SPD 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=770477.

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:770477)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=770477

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

<http://www.gov.scot/Topics/Government/Procurement/Selling/supplier-enquiries>

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

<http://www.gov.scot/Topics/Government/Procurement/Selling/supplier-enquiries>