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Tender

PROC 21 1088 - Estates Professional Services (Framework Agreement)

Scottish Police Authority

F02: Contract notice

Notice identifier: 2022/S 000-021859

Procurement identifier (OCID): ocds-h6vhtk-035a32

Published 9 August 2022, 12:43pm

Section I: Contracting authority

I.1) Name and addresses

Scottish Police Authority

1 Pacific Quay, 2nd Floor

Glasgow

G51 1DZ

Contact

Charlotte Reid

Email

Charlotte.Reid@scotland.police.uk

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

http://www.spa.police.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA19762

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

https://www.publictendersscotland.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.publictendersscotland.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Public order and safety

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

PROC 21 1088 - Estates Professional Services (Framework Agreement)

Reference number

PROC 21 1088

II.1.2) Main CPV code

• 71530000 - Construction consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

The Scottish Police Authority and Police Scotland is seeking to create a Multi-Supplier - Multi-Lot Framework Agreement for the Provision of Estates Professional Services.

Police Scotland is responsible for the upkeep and maintenance of approximately five hundred and thirty (530) properties and facilities, throughout the whole geographical area of Scotland.

This shall be the first generation Framework Agreement in order to provide the required estates professional services support the Authority's Estates Strategy and maintenance of properties.

This Framework shall include 12 individual Lots.

For each lot, Bidders must be able to service the full geographical area of Scotland including highlands and islands.

The total estimated spend over the duration of the Framework Agreement (including any optional extension periods) is up to a value of 20,000,000 GBP ex VAT. Please note that the stated Framework value and estimates included within the Pricing Schedule evaluation is an estimate only. There is no guarantee that the Employer will spend the indicative value stated above.

Duration of the Framework shall be 2 years (+1year)(+1year)

II.1.5) Estimated total value

Value excluding VAT: £20,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Lot 2 - Building Surveying Services

Lot No

2

II.2.2) Additional CPV code(s)

• 71315300 - Building surveying services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 2 - Building Surveying Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £200,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 1 - Multi-Discipline Design Teams / Combined Construction Consultancy

Lot No

1

II.2.2) Additional CPV code(s)

- 71530000 Construction consultancy services
- 71315300 Building surveying services
- 71312000 Structural engineering consultancy services
- 71311000 Civil engineering consultancy services
- 71333000 Mechanical engineering services
- 71334000 Mechanical and electrical engineering services
- 71324000 Quantity surveying services
- 71200000 Architectural and related services
- 71210000 Advisory architectural services
- 71220000 Architectural design services
- 71221000 Architectural services for buildings
- 71541000 Construction project management services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 1 - Multi-Discipline Design Teams / Combined Construction Consultancy

A maximum of five (5) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £16,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 3 - Structural and Civil Engineering Services

Lot No

3

II.2.2) Additional CPV code(s)

- 71312000 Structural engineering consultancy services
- 71311000 Civil engineering consultancy services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 3 - Structural and Civil Engineering Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £200,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 4 - Mechanical and Electrical Engineering Services

Lot No

4

II.2.2) Additional CPV code(s)

- 71333000 Mechanical engineering services
- 71334000 Mechanical and electrical engineering services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 4 - Mechanical and Electrical Engineering Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £600,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 5 - Quantity Surveying Services

Lot No

5

II.2.2) Additional CPV code(s)

• 71324000 - Quantity surveying services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 5 - Quantity Surveying Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £600,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 6 - Architect Services

Lot No

6

II.2.2) Additional CPV code(s)

• 71220000 - Architectural design services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 6 - Architect Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £600,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 7 - Fire Engineer

Lot No

7

II.2.2) Additional CPV code(s)

- 71300000 Engineering services
- 71320000 Engineering design services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 7 - Fire Engineer

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £200,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 8 - Lift Engineering Services

Lot No

8

II.2.2) Additional CPV code(s)

- 71300000 Engineering services
- 71320000 Engineering design services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 8 - Lift Engineering Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £200,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 10 - Move Management and Space Planning Support Services

Lot No

10

II.2.2) Additional CPV code(s)

- 71541000 Construction project management services
- 71242000 Project and design preparation, estimation of costs
- 79415200 Design consultancy services
- 79421200 Project-design services other than for construction work
- 79932000 Interior design services
- 79934000 Furniture design services
- 79933000 Design support services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 10 - Move Management and Space Planning Support Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £200,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 11 - Strategic Estates Strategy Support Services

Lot No

11

II.2.2) Additional CPV code(s)

- 71541000 Construction project management services
- 72224000 Project management consultancy services
- 71315210 Building services consultancy services
- 71242000 Project and design preparation, estimation of costs
- 71322200 Pipeline-design services
- 71315200 Building consultancy services
- 71530000 Construction consultancy services
- 79415200 Design consultancy services

II.2.3) Place of performance

NUTS codes

UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 11 - Strategic Estates Strategy Support Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £800,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 12 - Facilities Management Support Services

Lot No

12

II.2.2) Additional CPV code(s)

- 79993100 Facilities management services
- 71315200 Building consultancy services
- 72224000 Project management consultancy services
- 79994000 Contract administration services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 12 - Facilities Management Support Services

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £200,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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 9 - Project Management

Lot No

9

II.2.2) Additional CPV code(s)

• 71541000 - Construction project management services

II.2.3) Place of performance

NUTS codes

• UKM82 - Glasgow City

Main site or place of performance

Police Scotland

Clyde Gateway

2 French Street

Dalmarnock

Glasgow, G40 4EH

II.2.4) Description of the procurement

Lot 9 - Project Management

A maximum of three (3) Suppliers shall be appointed to this Lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £200,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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

SPD Question 4A.1 Trade Registers

It is a requirement of this tender that if the Tenderer is UK based they must hold a valid registration with Companies House. Where the Tenderer is UK based but not registered at Companies House they must be able to verify to the SPA's satisfaction that they are trading from the address provided in the tender and under the company name given.

Tenderers within the UK must confirm if they are registered under Companies House within this question.

If the Tenderer is based out-with the UK they must be enrolled in the relevant professional or trade register appropriate to their country as described in Schedule 5 of the Public Contracts (Scotland) Regulations 2015.

SPD Question 4A.2 Authorisation/Membership

Bidders should refer to the published Contract Notice Document and ITT which can be found within Public Contract Scotland Tender which details the required authorisation or memberships required for each Lot. Due to the character limit this cannot be added to the published Contract Notice on Public Contract Scotland.

III.1.2) Economic and financial standing

List and brief description of selection criteria

SPD Question 4B5 Insurances

It is a requirement of this Framework that Tenderers hold, or can commit to obtain prior to the commence of any subsequently awarded Framework, indicated below:

The Tenderer should include with its tender insurance certificates confirming that the Tenderer maintains insurance policies which meet or exceed the below requirements. The selected Supplier must maintain these levels of insurance throughout the period of the framework (subject in the case of professional indemnity insurance to such insurance remaining available at commercially reasonable rates and upon commercially reasonable terms).

- (a) Professional Indemnity insurance: FIVE MILLION POUNDS (5,000,000 GBP) in respect of each occurrence and in the annual aggregate, with a minimum of 2 automatic reinstatements of the full annual limit of Five Million Pounds (5,000,000 GBP);
- (b) Employer's Liability insurance: FIVE MILLION POUNDS (5,000,000 GBP) for any one occurrence or series of occurrences arising out of any one event; and
- (c) Public Liability insurance: TEN MILLION POUNDS (10,000,000 GBP) for any one occurrence or series of occurrences arising out of any one event.

SPD Question 4B6 Financial Standing:

The Authority will access a Credit safe report for a Tenderers organisation and use the information contained within to assist with the assessment of the Tenderer's economic and financial standing. Tenders are asked to provide their company number within the ESPD to allow the Authority to access a Credit Safe Report.

Within such reports, the risk of business failure is expressed as a score of 30 or below (high risk of business failure). In the event that a company is determined to have a risk failure rating of 30 and below i.e. that the company is considered to have a high risk of business failure, the submission will not be considered further.

If you are successful in the award of this contract and your risk failure rating falls below 30 then the SPA reserve the right to remove you from this contract. It is the Contractor's responsibility to ensure that the information held by Credit Safe is accurate and up to date.

For the avoidance of doubt, the SPA will request a report from Credit Safe following the closing date for the receipt of the Tenders to ensure that the most up to date information is used. Where you are not registered on credit safe e.g. charitable organisations or new start companies/ Sole Traders with less than 3 years trading history, discretionary powers are available to the Director of Finance to consider abbreviated accounts along with bankers references etc.

Tenderers should be aware that any outstanding County Court Judgements will have a detrimental effect on the rating held by Credit Safe and it is your responsibility to ensure that the information held by Credit Safe is accurate and up to date - failure to do so will result in rejection of your submission.

IMPORTANT NOTE: This requirement is not applicable to Sole Traders/ Charities. Sole Traders/ Charities may be required to provide a bankers reference if successful.

III.1.3) Technical and professional ability

List and brief description of selection criteria

SPD Question 4C.1.2 Technical and Professional Ability

With reference to the nature and details of the services that are the subject matter of this tender, relevant examples are to be provided of the services undertaken by the Tenderer in the last 3 years and must be similar value to the contract being procured.

FOR EACH LOT - Tenderer's will be required to provide evidence of having the necessary capacity and capability to deliver the requirements for the lots they are bidding for.

Two (2) examples of the provision of similar services for each individual Lot (should bidders bid for more than 1 lot) will be requested and must be from within the last 3 years for goods and services.

If Tenderers are unable to provide two (2) examples the tenderer may be required to explain why examples cannot be provided.

If available, copies of completion certificates or customers' written declaration which validates the examples you have provided.

Guidance

If you cannot provide certificates or customer declarations the Authority may choose to contact customers cited directly in order to validate the experience examples you have provided without any further reference to you.

III.2) Conditions related to the contract

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 several operators

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

9 September 2022

Local time

12:00pm

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

Tender must be valid until: 8 March 2023

IV.2.7) Conditions for opening of tenders

Date

9 September 2022

Local time

12:00pm

Place

Electronically via Public Contract Scotland Tender system

Information about authorised persons and opening procedure

Electronically via Public Contract Scotland Tender system

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Framework shall be renewed at the end of the Framework term

Framework Term - 2 years (+1year)(+1year)

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

Economic Operators: 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.

Refer to Published Contract Notice Document which can be found in the attachments area of Public Contract Scotland Tender which details the requirements for the following:

- -- SPD Question 4C.12 Quality Control Requirements
- -- SPD Question 4D.1 Quality Assurance/Health and Safety Requirements
- -- Assessment of Employment Status
- -- Living Wage
- -- Equality and Diversity
- -- Subcontractor Detail
- -- Data Protection

Due to the character limit this cannot be added to the published Contract Notice on Public

Contract Scotland.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 20595. For more information see:

http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

Please refer to sub-contractor clauses within the published ITT and Terms of Framework.

Community benefits are included in this requirement. For more information see: https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/

A summary of the expected community benefits has been provided as follows:

Please refer to published Community Benefits clause within the ITT.

Due to the character limit this cannot be added to the published Contract Notice on Public Contract Scotland.

(SC Ref:702829)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow sheriff court

Glasgow

Country

United Kingdom