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Contract

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

Scottish Enterprise

F03: Contract award notice

Notice identifier: 2023/S 000-022353

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

Published 1 August 2023, 3:37pm

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.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

- 700000000 - 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.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £237,000

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.

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:

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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.2.11) 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 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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-012514](#)

Section V. Award of contract

Contract No

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

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 August 2023

V.2.2) Information about tenders

Number of tenders received: 8

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: 8

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

Graham + Sibbald

233 St Vincent Street

Glasgow

G2 5QY

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £237,000

Section VI. Complementary information

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.

(SC Ref:740005)

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

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