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Tender

# **Built Development Professional Services for Coastal and Land Transactions**

Crown Estate Scotland

F02: Contract notice

Notice identifier: 2022/S 000-025426

Procurement identifier (OCID): ocds-h6vhtk-036776

Published 9 September 2022, 4:58pm

## **Section I: Contracting authority**

## I.1) Name and addresses

Crown Estate Scotland

Quartermile Two, 2nd Floor, 2 Lister Square

Edinburgh

EH3 9GL

#### Contact

Maurice McTeague

#### **Email**

maurice.mcteague@crownestatescotland.com

## **Telephone**

+44 1314607657

## Country

**United Kingdom** 

#### **NUTS** code

UK - United Kingdom

## Internet address(es)

Main address

http://crownestatescotland.com/

Buyer's address

## 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/

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

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

## I.4) Type of the contracting authority

Other type

**Public Corporation** 

## I.5) Main activity

## Other activity

**Property** 

## **Section II: Object**

## II.1) Scope of the procurement

## II.1.1) Title

Built Development Professional Services for Coastal and Land Transactions

Reference number

CES-ITT-2022-09-09

## II.1.2) Main CPV code

• 70110000 - Development services of real estate

## II.1.3) Type of contract

Services

## II.1.4) Short description

Invitation to Tender – technical support and expertise including development advice, strategy, management and services to support development, investment and divestment across Crown Estate Scotland (CES) and beyond

## II.1.5) Estimated total value

Value excluding VAT: £3,350,000

## II.1.6) Information about lots

This contract is divided into lots: No

## II.2) Description

## II.2.2) Additional CPV code(s)

• 70110000 - Development services of real estate

- 70111000 Development of residential real estate
- 70112000 Development of non-residential real estate
- 70120000 Buying and selling of real estate
- 70121000 Building sale or purchase services
- 70121100 Building sale services
- 70121200 Building purchase services
- 70122000 Land sale or purchase services
- 70122100 Land sale services
- 70122110 Vacant-land sale services
- 70122200 Land purchase services
- 70122210 Vacant-land purchase services
- 70123000 Sale of real estate
- 70123100 Sale of residential real estate
- 70123200 Sale of non-residential estate
- 70320000 Land rental or sale services
- 70321000 Land rental services
- 70322000 Vacant-land rental or sale services
- 70332300 Industrial property services
- 71200000 Architectural and related services
- 71210000 Advisory architectural services
- 71220000 Architectural design services
- 71221000 Architectural services for buildings
- 71222000 Architectural services for outdoor areas
- 71240000 Architectural, engineering and planning services
- 71241000 Feasibility study, advisory service, analysis
- 71242000 Project and design preparation, estimation of costs

- 71245000 Approval plans, working drawings and specifications
- 71251000 Architectural and building-surveying services
- 71315300 Building surveying services
- 71356400 Technical planning services
- 71400000 Urban planning and landscape architectural services
- 71420000 Landscape architectural services
- 71541000 Construction project management services
- 72224000 Project management consultancy services
- 73200000 Research and development consultancy services
- 73220000 Development consultancy services
- 79415200 Design consultancy services
- 79421000 Project-management services other than for construction work
- 79421100 Project-supervision services other than for construction work
- 79421200 Project-design services other than for construction work

#### II.2.3) Place of performance

**NUTS** codes

UKM - Scotland

#### II.2.4) Description of the procurement

Crown Estate Scotland currently operates an outsourced services business model to deliver the day-to-day management of its Rural, Coastal, Urban, Salmon Fishing Rights and Minerals & Mines Royal property portfolios. These core management services are contracted and undertaken by a variety of Managing Agents throughout Scotland overseen by the Crown Estate Scotland in-house property management team.

The Managing Agents provide all the key day-to-day operational / transactional / agreement management functions with ancillary works including allied services for capital work projects up to 150,000 GBP and Sales and Purchases of property, land and assets with a capital value up to 350,000 GBP. This tender is intended to supplement the services provided by the managing agents.

This tender is designed to establish a framework to provide additional multi-disciplinary

consultancy support to Crown Estate Scotland to deliver its key objectives and the successful bidder will work together with Crown Estate Scotland teams and other outsourced services in a collaborative and co-ordinated way.

## II.2.5) Award criteria

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

#### II.2.6) Estimated value

Value excluding VAT: £3,350,000

## 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

Two optional 12 month extensions

## II.2.10) Information about variants

Variants will be accepted: No

#### II.2.11) Information about options

Options: Yes

Description of options

Two optional 12 month extensions

## 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

Valuation, negotiation, acquisition and disposal – RICS or equivalent

Planning – RTPI or equivalent

Project manager - CIPS or Prince 2 accredited or equivalent and appropriate accreditation

All other services should be suitably qualified and accredited by the appropriate body (e.g. architecture and RIBA)

## III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

## III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

## III.2) Conditions related to the contract

## III.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

Refer to ITT

## III.2.2) Contract performance conditions

Refer to ITT

#### 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

In the case of framework agreements, provide justification for any duration exceeding 4 years:

Continued delivery of development projects initiated in initial period or any extension

## 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 October 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

Duration in months: 6 (from the date stated for receipt of tender)

## IV.2.7) Conditions for opening of tenders

Date

28 October 2022

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: Up to 5 years

## 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

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at <a href="https://www.publiccontractsscotland.gov.uk/Search

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.

A sub-contract clause has been included in this contract. For more information see: <a href="http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363">http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363</a>

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

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

Commitments to Fair Work First and Community Benefits should be considered by the bidders on a scored basis as detailed in the Crown Estate Scotland Related Policies document included in the tender pack and the information provided in the ITT

(SC Ref:706452)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\_Download.aspx?id=706452

## VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

Sheriff Court House, 27 Chambers Street

Edinburgh

EH1 1LB

Telephone

+44 1312252525

Country

**United Kingdom** 

Internet address

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