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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): ocids-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://crownstatescotland.com/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

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

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=706452.

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:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

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>