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Contract

Provision of Professional Estates Consultancy Services

University of the Highlands and Islands

F03: Contract award notice

Notice identifier: 2024/S 000-029071

Procurement identifier (OCID): ocds-h6vhtk-04456b

Published 11 September 2024, 11:49am

Section I: Contracting authority

I.1) Name and addresses

University of the Highlands and Islands

UHI House, Old Perth Road

Inverness

IV2 3JH

Email

ayoung@apuc-scot.ac.uk

Telephone

+44 1463255000

Country

United Kingdom

NUTS code

UKM6 - Highlands and Islands

Internet address(es)

Main address

<http://www.uhi.ac.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00101

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Professional Estates Consultancy Services

Reference number

CS-UHI-26368

II.1.2) Main CPV code

- 98112000 - Services furnished by professional organisations

II.1.3) Type of contract

Services

II.1.4) Short description

The Academic Partners of the University of the Highlands and Islands wish to set up a Framework Agreement for the Provision of Professional Estates Consultancy Services. The Framework Agreement is split into two (2) Lots:

Lot 1 - General Project Management and Estates Consultancy Services

Lot 2 – Property Consultancy Services

For the purpose of clarification, the below partners have access to this Framework Agreement. It should be noted that partners have the option to purchase requirements outside of this Framework Agreement and are not obligated to use the Framework Agreement.

- UHI Argyll
- UHI Executive Office
- UHI Inverness
- UHI Moray
- UHI North, West and Hebrides

- UHI Perth
- Highland Theological College
- Sabhal Mòr Ostaig
- Scottish Association for Marine Science

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £90,000

II.2) Description

II.2.1) Title

Property Consultancy Services

Lot No

2

II.2.2) Additional CPV code(s)

- 70332200 - Commercial property management services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Services which may be requested under the scope of this requirement include, but are not limited to, the below:

- Estate Management
- Sales and acquisitions
- Professional advice regarding title deeds and boundary disputes

- Rent reviews, lease enquiries and negotiations (with UHI Partner acting as either the landlord or tenant)
- Valuation surveys, including market and insurance valuations

Please note that the named Academic Partner may, at its own discretion, request the Contractor to provide additional, related services if required during the lifetime of the Framework Agreement.

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 7.5%

Quality criterion - Name: Geographical Coverage / Weighting: 12.5%

Quality criterion - Name: Fair Work Practices / Weighting: 5%

Quality criterion - Name: Business Continuity / Weighting: 5%

Quality criterion - Name: Value Added Services / Weighting: 5%

Quality criterion - Name: Environmental Management / Weighting: 5%

Quality criterion - Name: Capability and Skills / Weighting: 15%

Quality criterion - Name: Capacity and Staffing / Weighting: 15%

Price - Weighting: 30%

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

General Project Management and Estates Consultancy Services

Lot No

1

II.2.2) Additional CPV code(s)

- 98112000 - Services furnished by professional organisations

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Services which may be requested in relation to a project include, but are not limited to, the below:

- Energy efficiency and environmental impact surveys and related advice
- Professional Advice
- Design and Specification Development
- Tender Support
- Contractor Management and Administration
- Statutory Consents
- Principal Designer
- Cost Advisor services
- Fire advisory services
- Risk Management
- Quality Management
- Health and Safety
- Condition and lifecycle surveys (Fabric and M&E), including assessing structural damage and recommending repairs

Please note that the named Academic Partner may, at its own discretion, request the Contractor to provide additional, related services if required during the lifetime of the Framework Agreement.

II.2.5) Award criteria

Quality criterion - Name: Framework Management / Weighting: 7.5%

Quality criterion - Name: Geographical Coverage / Weighting: 12.5%

Quality criterion - Name: Fair Work Practices / Weighting: 5%

Quality criterion - Name: Business Continuity / Weighting: 5%

Quality criterion - Name: Value Added Services / Weighting: 5%

Quality criterion - Name: Environmental Management / Weighting: 5%

Quality criterion - Name: Sustainable Estates / Weighting: 7.5%

Quality criterion - Name: Capability and Skills / Weighting: 15%

Quality criterion - Name: Capacity and Staffing / Weighting: 5%

Quality criterion - Name: Previous Experience of Staff / Weighting: 7.5%

Quality criterion - Name: Reports and Management / Weighting: 5%

Price - Weighting: 20%

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 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

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: [2024/S 000-006940](#)

Section V. Award of contract

Lot No

1

Title

General Project Management and Estates Consultancy Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 September 2024

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 7

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 12

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Turner & Townsend Project Management Ltd

Atria One ,Level 2, 144 Morrison Street

Edinburgh

EH3 8EX

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

V.2.3) Name and address of the contractor

Pick Everard

The Beacon, 176 St Vincent Street

Glasgow

G2 5SG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Gardiner & Theobald LLP

G1 Building, 5 George Square

Glasgow

G2 1DY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Thomson Gray Limited

Prospect House, 5 Thistle Street

Edinburgh

EH2 1DF

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Thomas & Adamson International Limited

13 Lister Square, Quartermile

Edinburgh

EH3 9GL

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Lowest offer: £48,503 / Highest offer: £82,700 taken into consideration

Section V. Award of contract

Lot No

2

Title

Property Consultancy Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 September 2024

V.2.2) Information about tenders

Number of tenders received: 2

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: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: Yes

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.2.3) Name and address of the contractor

Hardies Property & Construction Consultants

The Signature Building, 8 Pitreavie Court

Dunfermline

KY11 8UU

Country

United Kingdom

NUTS code

- UKM72 - Clackmannanshire and Fife

The contractor is an SME

Yes

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

Lowest offer: £27,170 / Highest offer: £40,105 taken into consideration

Section VI. Complementary information

VI.3) Additional information

The below documentation requires to be submitted as part of the tender submission for Lot 1:

Appendix A - Form of Tender

Appendix B - Freedom of Information

Appendix D - Supply Chain Code of Conduct

Appendix E1 - Lot 1 Pricing Schedule

Appendix F1 - Lot 1 Technical Questionnaire

Appendix F3 - General Questions

Appendix G - GDPR Vendor Data Processor Assurance Assessment

Appendix H - Conflict of Interest

The below documentation requires to be submitted as part of the tender submission for Lot 2:

Appendix A - Form of Tender

Appendix B - Freedom of Information

Appendix D - Supply Chain Code of Conduct

Appendix E2 - Lot 2 Pricing Schedule

Appendix F2 - Lot 2 Technical Questionnaire

Appendix F3 - General Questions

Appendix G - GDPR Vendor Data Processor Assurance Assessment

Appendix H - Conflict of Interest

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.

(SC Ref:776816)

VI.4) Procedures for review

VI.4.1) Review body

Inverness Sheriff and Justice of the Peace Court

Inverness

IV1 1AH

Country

United Kingdom