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Tender

Global Real Estate Services

British Council

F02: Contract notice

Notice identifier: 2023/S 000-032848

Procurement identifier (OCID): ocds-h6vhtk-04163e

Published 6 November 2023, 5:03pm

Section I: Contracting authority

I.1) Name and addresses

British Council

1 Redman Place

London

E20 1JQ

Contact

Scott Caton

Email

scott.caton@britishcouncil.org

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.britishcouncil.org

Buyer's address

<https://in-tendhost.co.uk/britishcouncil>

I.3) Communication

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

<https://in-tendhost.co.uk/britishcouncil>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/britishcouncil>

Tenders or requests to participate must be submitted to the above-mentioned address

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://in-tendhost.co.uk/britishcouncil>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Registered Charity

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Global Real Estate Services

Reference number

BC/03204

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

The British Council is seeking to appoint a Global Real Estate Service Provider who has the potential to manage and deliver an enhanced level of real estate, strategic advisory and capital project management related services to support the delivery of a suite of property requirements and projects across the British Council's global estate portfolio of approximately 330 holdings across 95+ countries made up of commercial and residential freeholds, commercial leaseholds, and a variety of other property agreements. Our preferred solution is to appoint a single real estate supplier to lead an integrated portfolio-led, global approach to the management of a portfolio of projects, together with lease administration and other real estate services including freehold and market valuations. The supplier will have a global reach to locally manage transactions and fit-out / construction project management for our portfolio of primarily leased offices, teaching and exam centres.

II.1.5) Estimated total value

Value excluding VAT: £8,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

British Council's global HQ is based within the UK, however the service delivery will be required globally

II.2.4) Description of the procurement

The British Council is seeking to appoint a Global Real Estate Service Provider who has the potential to manage and deliver an enhanced level of real estate, strategic advisory and capital project management related services to support the delivery of a suite of property requirements and projects across the British Council's global estate portfolio.

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: £8,000,000

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

48 month initial term plus optional extension of 24 months

II.2.9) Information about the limits on the number of candidates to be invited

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

As stated in the procurement documents

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Yes - the contract will contain an option to extend for a further 24 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

The total contract value is estimated to be circa £7m to £8m

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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:

Contract includes a mix of fixed and variable services for the duration of the 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.2.2) Time limit for receipt of tenders or requests to participate

Date

5 December 2023

Local time

9:59am

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

11 December 2023

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

If you are interested in bidding for this tender, please login at <https://in-tendhost.co.uk/britishcouncil> and register your company details and then follow the steps below. If your company is already registered, please log in and follow the steps below. From the home screen, click on 1. Log in 2. Click on Tenders 3. Click on Current Tenders 4. In the search field input BC/03204 and press Enter 5. Click on View Details 6. Click on Express Interest Once you express an interest you will have access to the following four documents: 1. Instructions to Bidders 2. Selection Questionnaire (SQ) 3. Geographical Coverage Form 4. Non-Disclosure Agreement (NDA) Bidders who want to participate in this process, will need to complete and submit the completed Selection Questionnaire, Geographical Coverage Form and signed NDA. Please arrange for the confidentiality agreement to be signed by an authorised signatory of the Receiving Party on the fifth page and include that signatory's full name and job title in the space provided. Please also ensure that the Receiving Party's full legal name is included in the signature block and in the Parties section (along with the registered address and company number). The confidentiality agreement should not be dated on the front page at this time. Please return all documents via In-Tend.

VI.4) Procedures for review

VI.4.1) Review body

The High Court

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom