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Contract

Strategic Innovation and Place Acquisition Programme Framework

Scottish Enterprise

F03: Contract award notice

Notice identifier: 2024/S 000-038196

Procurement identifier (OCID): ocids-h6vhtk-04729e

Published 26 November 2024, 3:41pm

Section I: Contracting authority

I.1) Name and addresses

Scottish Enterprise

Atrium Court, 50 Waterloo Street

Glasgow

G2 6HQ

Email

gordon.hutton@scotent.co.uk

Telephone

+44 1414686024

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

Strategic Innovation and Place Acquisition Programme Framework

Reference number

P25-0027

II.1.2) Main CPV code

- 70330000 - Property management services of real estate on a fee or contract basis

II.1.3) Type of contract

Services

II.1.4) Short description

The purpose of this Invitation to Tender (ITT) is to establish a single supplier Framework

Agreement of a single property consultant to continue the work delivered through the Strategic Acquisitions Program (SAP), previously delivered under procurement contract P24-0005. SE requires an advisor to (i) review and enhance the existing search criteria and scoring methodology for property acquisitions that reflect current SE strategy, (ii) create a program for identification and reporting of opportunities, (iii) provide the necessary professional services to support property acquisitions in line with SE's obligations for best value under the Scottish Public Finance Manual (SPFM), (iv) advise on appropriate technical due diligence and coordinate outputs (v) identify potential options for SE to consider (vi) represent SE in acquisition negotiations with vendors, (vii) liaise with SE's professional and legal advisors to conclude acquisitions on satisfactory commercial terms. The services may also encompass providing advice on property appraisals, and associated commercial advice, where SE considers either working in joint venture or providing grant aid funding for existing property owners is an appropriate way to unlock sites for future development. This will also include standalone, ad hoc commercial property advice relevant to supporting the wider project above.

It is anticipated that the Framework Agreement will start in August 2024 and is anticipated to end 31 March 2027, although SE will retain the option of extension of up to an additional 12 months.

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: £416,667

II.2) Description

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis
- 70300000 - Real estate agency services on a fee or contract basis
- 70000000 - Real estate services
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The purpose of this Invitation to Tender (ITT) is to establish a single supplier Framework Agreement of a single property consultant to continue the work delivered through the Strategic Acquisitions Program (SAP), previously delivered under procurement contract P24-0005. SE requires an advisor to (i) review and enhance the existing search criteria and scoring methodology for property acquisitions that reflect current SE strategy, (ii) create a program for identification and reporting of opportunities, (iii) provide the necessary professional services to support property acquisitions in line with SE's obligations for best value under the Scottish Public Finance Manual (SPFM), (iv) advise on appropriate technical due diligence and coordinate outputs (v) identify potential options for SE to consider (vi) represent SE in acquisition negotiations with vendors, (vii) liaise with SE's professional and legal advisors to conclude acquisitions on satisfactory commercial terms. The services may also encompass providing advice on property appraisals, and associated commercial advice, where SE considers either working in joint venture or providing grant aid funding for existing property owners is an appropriate way to unlock sites for future development. This will also include standalone, ad hoc commercial property advice relevant to supporting the wider project above.

It is anticipated that the Framework Agreement will start in August 2024 and is anticipated to end 31 March 2027, although SE will retain the option of extension of up to an additional 12 months.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 000-019492](#)

Section V. Award of contract

Contract No

P25-0027

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

10 September 2024

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 0

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

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

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

V.2.3) Name and address of the contractor

Avison Young (UK) Limited

3 Brindleyplace

Birmingham

B1 2JB

Telephone

+44 8449020304

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

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

Total value of the contract/lot: £416,667

Section VI. Complementary information

VI.3) Additional information

Statement for SPD 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.

Statement for SPD 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.

Statement for SPD 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:784266)

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

<http://www.gov.scot/Topics/Government/Procurement/Selling/supplier-enquiries>

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

<http://www.gov.scot/Topics/Government/Procurement/Selling/supplier-enquiries>