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Tender

Building Consultancy Services Dynamic Purchasing System

Argyll and Bute Council Forestry and Land Scotland

F02: Contract notice

Notice identifier: 2025/S 000-059731

Procurement identifier (OCID): ocds-h6vhtk-05a233

Published 25 September 2025, 2:15pm

Section I: Contracting authority

I.1) Name and addresses

Argyll and Bute Council

Kilmory

Lochgilphead

PA31 8RT

Contact

MIRELA SIMIONOV

Email

mirela.simionov@argyll-bute.gov.uk

Telephone

+44 1586555232

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

http://www.argyll-bute.gov.uk

Buyer's address

 $\frac{https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA0006}{3}$

I.1) Name and addresses

Forestry and Land Scotland

Great Glen House, Leachkin Road

Inverness

IV3 8NW

Email

daniel.rice@forestryandland.gov.scot

Telephone

+44 3000676000

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

http://www.forestryandland.gov.scot

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA3037

I.2) Information about joint procurement

The contract involves joint procurement

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Building Consultancy Services Dynamic Purchasing System

II.1.2) Main CPV code

• 71315200 - Building consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

The Council currently procures lower value Unregulated (values under 50,000 GBP) Property Consultancy Services contracts via Quick Quotes, inviting all known Consultants interested in these lower value projects to be included within the distribution lists.

It is now proposed to replace this procurement method with a lotted Dynamic Purchasing System (DPS).

II.1.5) Estimated total value

Value excluding VAT: £2,255,835

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Civil Engineers

Lot No

2

II.2.2) Additional CPV code(s)

71311000 - Civil engineering consultancy services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Civil and Structural Engineering Services to buildings and adjacent grounds, as described in the Supporting document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Clerk of Works

Lot No

3

II.2.2) Additional CPV code(s)

- 71311000 Civil engineering consultancy services
- 71312000 Structural engineering consultancy services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Clerk of Works Services. The services may encompass a range of civil and structural engineering services to building fabric and adjacent grounds, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Conservation Architects (for listed buildings)

Lot No

4

II.2.2) Additional CPV code(s)

- 45212350 Buildings of particular historical or architectural interest
- 71221000 Architectural services for buildings
- 71220000 Architectural design services
- 71000000 Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Conservation Architect services to buildings and adjacent grounds, as per Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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

Ecological Surveyors

Lot No

II.2.2) Additional CPV code(s)

- 71250000 Architectural, engineering and surveying services
- 71251000 Architectural and building-surveying services
- 71315300 Building surveying services
- 71355000 Surveying services
- 79311000 Survey services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Ecological services to buildings and adjacent grounds, as per the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to

satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Geotechnical Engineers

Lot No

6

II.2.2) Additional CPV code(s)

71332000 - Geotechnical engineering services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Geotechnical Engineering services to buildings and adjacent grounds, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Commercial Kitchen Designers

Lot No

7

II.2.2) Additional CPV code(s)

• 22314000 - Designs

- 71220000 Architectural design services
- 71242000 Project and design preparation, estimation of costs
- 72242000 Design-modelling services
- 73300000 Design and execution of research and development
- 79415200 Design consultancy services
- 79421200 Project-design services other than for construction work
- 79930000 Specialty design services
- 79932000 Interior design services
- 79934000 Furniture design services
- 79933000 Design support services

II.2.3) Place of performance

NUTS codes

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Commercial Kitchen Design services to new and existing buildings, as per the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Landscape Architects

Lot No

8

II.2.2) Additional CPV code(s)

• 71420000 - Landscape architectural services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Landscape Architecture services to public realm areas around buildings and adjacent grounds, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Mechanical and Electrical Engineers

Lot No

9

II.2.2) Additional CPV code(s)

• 71334000 - Mechanical and electrical engineering services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Mechanical and Electrical Engineering services to buildings and adjacent grounds, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS

II.2.10) Information about variants

Variants will be accepted: No

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

Quantity Surveying

Lot No

10

II.2.2) Additional CPV code(s)

- 71324000 Quantity surveying services
- 71322100 Quantity surveying services for civil engineering works

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Quantity Surveying services to buildings and adjacent grounds, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Rot/Preservation Works Surveyors

Lot No

11

II.2.2) Additional CPV code(s)

- 92522200 Preservation services of historical buildings
- 92522000 Preservation services of historical sites and buildings
- 71315300 Building surveying services

II.2.3) Place of performance

NUTS codes

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Rot/ Preservation survey services to buildings as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Structural Engineers

Lot No

12

II.2.2) Additional CPV code(s)

• 71312000 - Structural engineering consultancy services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Structural Engineering services to buildings and adjacent grounds, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Topographical Surveyors

Lot No

13

II.2.2) Additional CPV code(s)

- 71351811 Topographical surveys of archaeological sites
- 71351810 Topographical services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Topographical surveying services to buildings and adjacent grounds, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

CDM Advisors

Lot No

14

II.2.2) Additional CPV code(s)

- 79415200 Design consultancy services
- 79933000 Design support services
- 71220000 Architectural design services
- 71540000 Construction management services

II.2.3) Place of performance

NUTS codes

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of CDM Advisory Services to buildings and adjacent grounds, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Acoustic Engineers

Lot No

15

II.2.2) Additional CPV code(s)

- 71300000 Engineering services
- 71320000 Engineering design services
- 71330000 Miscellaneous engineering services
- 71336000 Engineering support services
- 71350000 Engineering-related scientific and technical services

II.2.3) Place of performance

NUTS codes

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Acoustic Engineering services to buildings and adjacent grounds, as per the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Renewable Energy and Low Carbon Heating Systems Engineers

Lot No

16

II.2.2) Additional CPV code(s)

- 71314310 Heating engineering services for buildings
- 50720000 Repair and maintenance services of central heating
- 71314300 Energy-efficiency consultancy services
- 71314000 Energy and related services
- 45315100 Electrical engineering installation works

• 71300000 - Engineering services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Renewable Energy and Low Carbon Heating Systems Engineering services to buildings, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Building Surveyors

Lot No

17

II.2.2) Additional CPV code(s)

- 71250000 Architectural, engineering and surveying services
- 71251000 Architectural and building-surveying services
- 71315300 Building surveying services

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Building Surveying services to buildings, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Conservation Building Surveyors

Lot No

18

II.2.2) Additional CPV code(s)

- 71250000 Architectural, engineering and surveying services
- 71251000 Architectural and building-surveying services
- 71315300 Building surveying services
- 71355000 Surveying services
- 79311000 Survey services
- 79311100 Survey design services
- 71354300 Cadastral surveying services

II.2.3) Place of performance

NUTS codes

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Conservation/ Traditional Building Surveying services to buildings, as described in the Supporting Document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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

Architects

Lot No

1

II.2.2) Additional CPV code(s)

• 71221000 - Architectural services for buildings

II.2.3) Place of performance

NUTS codes

• UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Argyll and Bute

II.2.4) Description of the procurement

The services may encompass a range of Architectural Services on buildings and their adjacent grounds excluding conservational architectural services as described in Supporting document.

II.2.5) Award criteria

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

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The DPS may be extended for up to 5 years at the option of the Council, subject to satisfactory performance of the DPS.

II.2.10) Information about variants

Variants will be accepted: No

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 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

As described within Supporting Document for each Lot.

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

Open procedure

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

30 October 2025

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

30 October 2025

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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

(SC Ref:811246)

VI.4) Procedures for review

VI.4.1) Review body

Oban Sheriff Court

Oban

Country

United Kingdom