

United Kingdom-London: Construction work
OJ S 240/2016 13/12/2016
Contract notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Valuation Office Agency (VOA)

Postal address: Wingate House

Town: London

Postal code: W1D 5BU

Country: United Kingdom

For the attention of: Gerard McReavy

E-mail: tenders@voa.gsi.gov.uk

Telephone: +44 3000501937

Internet address(es):

General address of the contracting authority: <http://voa.gov.uk>

Electronic access to information: <http://seller.ariba.com>

Electronic submission of tenders and requests to participate: <http://hmrc.supplier-eu.ariba.com/ad/register/SSOActions?type=full>

Additional information can be obtained from:

the abovementioned address

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address

I.2. Type of the contracting authority

Ministry or any other national or federal authority, including their regional or local subdivisions

I.3. Main activity

General public services

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description

II.1.1. Title attributed to the contract by the contracting authority

VOA Property Services Framework.

II.1.2. Type of contract and place of performance or delivery

Services

Service category No 27: Other services

NUTS code UK United Kingdom

II.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

II.1.4. Information about framework agreement

Framework agreement with several operators

Number Envisaged maximum number of participants to the framework agreement: 28

Duration of the framework agreement

Duration in months: 48

Estimated total value of purchases for the entire duration of the framework agreement

Estimated value excluding VAT: 2 500 000 GBP

II.1.5. Short description of the contract or purchase(s)

The VOA are seeking to appoint a number of suppliers to act as sub-contractors to provide advice on all aspects of property services. Contractors will support the VOA in the delivery of their statutory, regulatory and business objectives.

II.1.6. CPV code(s)

45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: yes

Tenders may be submitted for one or more lots

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

Please see specification for full scope of tender.

Lot 1 General Estate Management and Property Management Duties. Lot 2 Planning. Lot 3 Agency including disposal of freehold and leasehold interests or other interests in land and property. Lot 4 Building Surveying Services. Lot 5 Quantity Surveying Services. Lot 6 Property investment Financial modelling and appraisal (including procurement strategy). Lot 7 Specialist Property Advice.

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: yes

II.3. Duration of the contract or time limit for completion

Duration in months: 48 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: General Estate Management and Property Management Duties

1) Short description

To work with the Customer to provide independent impartial strategic advice about the future

of individual properties on the Estate or the whole Estate but not limited to options and cost appraisal.

2) CPV code(s)

45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services

3) Quantity or scope

Please see specification by registering at: <http://hmrc.supplier-eu.ariba.com/ad/register/SSOActions?type=full>

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 2

Lot title: Planning

1) Short description

Town and Country planning advice and consultation is to be provided by the Supplier where necessary in the provision of the Services outlined above, it will be down to each Customer to specify the particulars of the advice required.

2) CPV code(s)

45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services

3) Quantity or scope

Please see specification by registering at: <http://hmrc.supplier-eu.ariba.com/ad/register/SSOActions?type=full>

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Agency including disposal of freehold and leasehold interests or other interests in land and property

1) Short description

Based on market intelligence, prepare marketing strategies, assessing sale and rental values in order to achieve sales and minimise rental voids.

2) CPV code(s)

45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services

3) Quantity or scope

Please see specification by registering at: <http://hmrc.supplier-eu.ariba.com/ad/register/SSOActions?type=full>

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 4

Lot title: Building Surveying Services

1) Short description

Pre-acquisition property, Existing property, Dilapidations.

2) CPV code(s)

45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services

3) Quantity or scope

Please see specification by registering at: <http://hmrc.supplier-eu.ariba.com/ad/register/SSOActions?type=full>

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 5

Lot title: Quantity Surveying Services

1) Short description

Provide 'ad-hoc', timely independent cost plans which estimate the construction cost of proposed developments.

2) CPV code(s)

45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services

3) Quantity or scope

Please see specification by registering at: <http://hmrc.supplier-eu.ariba.com/ad/register/SSOActions?type=full>

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 6

Lot title: Property investment Financial modelling and appraisal (including procurement strategy)

1) Short description

Advise on strategic and portfolio investment and asset management across a range of asset classes and tenures.

2) CPV code(s)

45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services

3) Quantity or scope

Please see specification by registering at: <http://hmrc.supplier-eu.ariba.com/ad/register/SSOActions?type=full>

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 7

Lot title: Specialist Property Advice

1) Short description

Provide expert property and valuation advice to support complex and specialist property

matters. Be able to demonstrate an in depth knowledge of the specialist market category, whether residential, commercial, agricultural or industrial. It is envisaged that this requirements will be varied.

2) CPV code(s)

45000000 Construction work, 71000000 Architectural, construction, engineering and inspection services

3) Quantity or scope

Please see specification by registering at: <http://hmrc.supplier-eu.ariba.com/ad/register/SSOActions?type=full>

4) Indication about different time frame or duration

5) Additional information about lots

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Performance Bonds, bank guarantees or parent company guarantees may be required.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

VOA operates an Enterprise Resource Planning (electronic trading/ordering) system and has a Purchase Order Mandatory Policy. Successful tenderers will be required to provide information so that they can be adopted onto the system. Payment will be made by BACS within 30 days of receipt of a valid invoice.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

Joint and several liability.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Security requirements may require the vetting of some staff engaged in the operation of the contract.

III.2. Conditions for participation

III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: Tenderers will be required to provide a statement within an online 'selection questionnaire' as to whether any of the circumstances (relating to mandatory and discretionary grounds for exclusion) described in Regulation 57 of the Public Contracts Regulations 2015 apply.

III.2.2. Economic and financial ability

List and brief description of conditions: Tenders will normally not be fully considered or evaluated unless Tenderers have first demonstrated via an online 'selection questionnaire' that they have the necessary economic or financial capacity to perform the contract.

III.2.3. Technical and professional ability

List and brief description of conditions:

Tenders will normally not be fully considered or evaluated unless Tenderers have first demonstrated via an online 'selection questionnaire' that they have the necessary technical capacity to perform the contract.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

III.3.2. 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: yes

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Open

IV.1.2. Information about the limits on the number of candidates to be invited

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

IV.2.2. Information about electronic auction

An electronic auction will be used: no

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

VOA/030/2016

IV.3.2. Previous publication concerning this procedure

Prior information notice

Notice number in the OJ S: [2016/S 038-062006](#) of 24.2.2016

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Time limit for receipt of requests for documents or for accessing documents: 5.1.2017 - 12:00

Payable documents: no

IV.3.4. Time limit for receipt of tenders or requests to participate

9.1.2017 - 12:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.3.6. Languages in which tenders or requests to participate may be submitted

English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

IV.3.8. Conditions for opening of tenders

Date: 9.1.2017 - 12:01

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: VOA will incorporate a minimum 10 calendar day standstill period at the time the award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to seek further debriefing from the contracting authority before the contract is entered into. Such additional information should be requested from the address at I.1).

VI.4.3. Service from which information about the review procedure may be obtained

VI.5. Date of dispatch of this notice

8.12.2016