

Spojené kráľovstvo-Edinburgh: Služby spojené so správou pozemkov

OJ S 120/2020 24/06/2020

Predbežné oznámenie

Služby

Právny základ:

Smernica 2014/24/EÚ

Oddiel I: Verejný obstarávateľ

I.1. Názov a adresy

Úradný názov: Crown Estate Scotland

Poštová adresa: 6 Bell's Brae

Mesto/obec: Edinburgh

Kód NUTS: UKM Scotland

PSČ: EH4 3BJ

Štát: Spojené kráľovstvo

Kontaktná osoba: Maurice McTeague — Procurement Manager

E-mail: maurice.mcteague@crownstatescotland.com

Telefón: +44 1314607657

Internetová adresa (internetové adresy):

Hlavná adresa: <http://crownstatescotland.com/>

Adresa stránky profilu kupujúceho: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Komunikácia

Ďalšie informácie možno získať na vyššie uvedenej adrese

I.4. Druh verejného obstarávateľa

Iný druh: Public Corporation

I.5. Hlavná činnosť

Iná činnosť: Property

Oddiel II: Predmet

II.1. Rozsah obstarávania

II.1.1. Názov

Provision of Property Management Services

Referenčné číslo: CES\2020\06-1

II.1.2. Hlavný kód CPV

70332100 Služby spojené so správou pozemkov

II.1.3. Druh zákazky

Služby

II.1.4. Stručný opis

Crown Estate Scotland operates an outsourced business model for a significant part of its property management functions across its Rural, Coastal, Urban/Built Development, Minerals

and Mines Royal and some of its Marine, Energy and Infrastructure activities. Currently there a series of contracts in place with firms of Managing Agents (MA's) with specialist property management skills, capacity and experience which are due to end in March 2021. Crown Estate Scotland is looking for expressions of interest from parties capable of providing managing agent services.

II.1.5. Celková odhadovaná hodnota

Hodnota bez DPH: 10 500 000,00 GBP

II.1.6. Informácie o častiach

Táto zákazka sa delí na časti: ánoVerejný obstarávateľ si vyhradzuje právo prideliť zákazky kombináciou týchto častí alebo skupín častí:

The contracting authority will consider market input to determine appropriate lotting structure. This may include but is not restricted to the following:

- 1) whole rural and coastal service nationwide (rural, coastal, salmon fishing rights, minerals and mines royal),
- 2) full coastal service — nationwide,
- 3) full rural service nationwide (including salmon fishing rights, minerals and mines royal),
- 4) rural service — North (excluding salmon fishing rights but including minerals and mines royal),
- 5) rural service — South (excluding salmon fishing rights but including minerals and mines royal),
- 6) full minerals and mines royal service — nationwide,
- 7) full salmon fishing rights service — nationwide,
- 8) urban service.

II.2. Opis

II.2.1. Názov

Provision of Property Management Services

Časť č.: 1

II.2.2. Dodatočné kódy CPV

70000000 Realitné služby (služby s nehnuteľnosťami), 70100000 Realitné služby s vlastnými nehnuteľnosťami, 70110000 Výstavba nehnuteľností, 70111000 Výstavba obytných nehnuteľností, 70112000 Výstavba neobytných nehnuteľností, 70120000 Nákup a predaj nehnuteľností, 70121000 Predaj alebo nákup budov, 70121100 Predaj budov, 70121200 Nákup budov, 70122000 Predaj alebo nákup pozemkov, 70122100 Predaj pozemkov, 70122110 Predaj nezastavaných pozemkov, 70122200 Nákup pozemkov, 70122210 Nákup nezastavaných pozemkov, 70123000 Predaj nehnuteľností, 70123100 Predaj obytných nehnuteľností, 70123200 Predaj neobytných nehnuteľností, 70130000 Prenájom vlastných nehnuteľností, 70200000 Prenájom alebo lízing vlastných nehnuteľností, 70210000 Prenájom alebo lízing obytných nehnuteľností, 70220000 Prenájom alebo lízing neobytných nehnuteľností, 70300000 Služby realitných agentúr na základe honoráru alebo zmluvy, 70310000 Prenájom alebo predaj budov, 70311000 Prenájom alebo predaj obytných budov, 70320000 Prenájom alebo predaj pozemkov, 70321000 Prenájom pozemkov, 70322000 Prenájom alebo predaj nezastavaných pozemkov, 70330000 Služby realitných kancelárií pri správe nehnuteľností na základe honoráru alebo zmluvy, 70331000 Obytné nehnuteľnosti, 70332000 Neobytné nehnuteľnosti, 70332100 Služby spojené so správou pozemkov, 70332200 Služby spojené so správou komerčných nehnuteľností, 70332300 Služby pre priemyselné nehnuteľnosti, 70333000 Služby spojené s bývaním, 77000000 Poľnohospodárske, lesnícke, záhradnícke služby a služby v oblasti akvakultúry a včelárstva,

77100000 Poľnohospodárske služby, 77110000 Služby súvisiace s poľnohospodárskou výrobou, 77231000 Správa lesov, 77700000 Služby súvisiace s rybárstvom, 14523000 Príbuzné nerasty, vzácne kovy a súvisiace produkty, 14523100 Minerály

II.2.3. Miesto vykonania

Kód NUTS: UKM Scotland

Hlavné miesto dodania alebo plnenia: Various sites across Scotland, please refer to the further information provided.

II.2.4. Opis obstarávania

Crown Estate Scotland operates an outsourced business model for a significant part of its property management functions across its rural, coastal, urban/built development, minerals and mines royal and some of its marine, energy and infrastructure activities. Currently there are a series of contracts in place with firms of managing agents (MA's) with specialist property management skills, capacity and experience.

The delivery of Crown Estate Scotland's obligations in respect of property management across the property assets involves a high degree of complex operational management of lease agreements, financial management, adherence to regulatory provisions and standards, management of relationships, health and safety compliance and delivery of various services to meet all landlord obligations and the expectations of tenants and other stakeholders.

Crown Estate Scotland is looking for expressions of interest from parties capable of providing managing agent services for our geographically wide, varied portfolio of land and properties. Innovation would be welcomed, particularly supporting the progressive nature of Crown Estate Scotland.

Current contracts expire in March 2021 and re-tendering needs to be completed and implemented prior to this date. Allowing for an appropriate transition to any new arrangements is a key consideration to ensure all property management functions and services are maintained.

It is proposed to offer 3-year term with an option to extend for a longer term (e.g. 3 + 2 + 2 years) reflecting the work involved in tendering and bidding and the upfront costs of any new contract. This would help with long term planning and resourcing.

Please respond directly to maurice.mcteague@crownestatescotland.com

II.2.14. Doplňujúce informácie

Initial expressions of interest should be noted through this PCS Portal.

Interested providers will be invited to respond to a questionnaire included as an additional document which will be used to contribute to the development of the lot and fee structure and revised statements of requirement and the development of the contract strategy for this procurement.

II.2. Opis

II.2.1. Názov

Provision of Property Management Services (Final Lots Still to be Advised)

Časť č.: 2

II.2.2. Dodatočné kódy CPV

70000000 Realitné služby (služby s nehnuteľnosťami), 70100000 Realitné služby s vlastnými nehnuteľnosťami

II.2.3. Miesto vykonania

Kód NUTS: UKM Scotland

Hlavné miesto dodania alebo plnenia: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Opis obstarávania

See description in lot 1.

II.2.14. Doplnujúce informácie

See lot 1.

II.3. Predpokladaný dátum zverejnenia oznámenia o vyhlásení verejného obstarávania

27/07/2020

Oddiel IV: Postup

IV.1. Opis

IV.1.8. Informácie o dohode o vládnom obstarávaní (GPA)

Na toto obstarávanie sa vzťahuje dohoda o vládnom obstarávaní: áno

Oddiel VI: Doplnkové informácie

VI.3. Doplnujúce informácie

Crown Estate Scotland is tasked with managing land and property on behalf of Scottish Ministers.

Crown Estate Scotland works with tenants, partners and other stakeholders to ensure that the assets are enjoyed and developed sustainably to deliver benefits to Scotland and its communities. We return all revenue profit to Scottish Government.

Crown Estate Scotland's commercial remit allows us to take a long-term view, informing our investment strategy and interest in development. It is therefore in our interest to commission targeted research to inform and, where appropriate, facilitate future development on land under Crown Estate Scotland management.

Crown Estate Scotland, a public corporation, was established by Scottish Ministers in early 2017 to manage assets which were, until then, part of a wider UK portfolio of land and property managed by The Crown Estate.

Crown Estate Scotland's role is to enhance the capital value of the property in our charge, with net revenue profits flowing to the Scottish Consolidated Fund.

Crown Estate Scotland's purpose is to invest in property, natural resources and people to generate lasting value for Scotland.

Crown Estate Scotland is responsible for a geographically wide, varied portfolio:

- 37 000 hectares of rural land with agricultural tenancies, residential and commercial properties and forestry on four rural estates (Glenlivet, Fochabers, Applegirth and Whitehill);
- salmon fishing rights on many Scottish rivers;
- just under half the foreshore, including 5 800 moorings and some ports and harbours;
- leasing of virtually all seabed out to 12 nautical miles covering some 750 fish farming sites and agreements with cables and pipeline operators;
- the rights to renewable energy and gas and carbon storage out to 200 nautical miles;
- retail and office units at 39-41 George Street Edinburgh;
- minerals and mines royal rights.

The Scottish Crown Estate Act 2019 was implemented on 1 April 2020. It sets out our statutory duty to manage the assets to support sustainable development generally, and economic development, regeneration, social and environmental wellbeing specifically.

Assets are held 'in right of The Crown' and the Monarch remains the legal owner. In 2018/19, the property assets were valued at GBP 385 800 000 value and generated c.GBP 19 000 000 of gross revenue, with GBP 11 400 000 revenue profit going to the Scottish Consolidated Fund. The staffing complement consists of a small central team (circa 45 staff across three locations, with the majority based in Edinburgh), supported by external managing agents (mainly for the Rural and Coastal portfolios) and advisors.

Some property portfolios are managed in-house by the central team.

More information on the business and governance arrangements can be found at

<http://crownstatescotland.com>

Companies with the capability and capacity to deliver managing agent services to support our portfolio should register interest.

Note: to register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland website at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=623829

(SC Ref:623829)

VI.5. Dátum odoslania tohto oznámenia

19/06/2020