

IRELAND - REAL ESTATE SERVICES - PROVISION OF PROFESSIONAL SERVICES FOR PROPERTY VALUATIONS SERVICES VIA NON STATUTORY PROCEDURES (NEGOTIATION AND AGREEMENT) AND STATUTORY PROCEDURES (CPO) AND STRATEGIC ADVICE FOR LCCC

Contract or concession notice – standard regime

1. Buyer

1.1 Buyer

Official name: [Limerick City and County Council_103432] ---

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1 Procedure

Title: Provision of Professional Services for Property Valuations Services via Non Statutory Procedures (Negotiation and Agreement) and Statutory Procedures (CPO) and Strategic Advice for LCCC

Description: Limerick City and County Council (LCCC) proposes to engage in a competitive process for the establishment of a multi-party framework agreement for the provision of property (Note: within this document property means both buildings and land) and valuation services. Professional Services for Property Valuation, Sales and Acquisition (via non statutory procedure (negotiation and agreement)). The successful tenderers will provide all services required for property market valuations, negotiation of property market price, sales of property and the property acquisition via the non-statutory procedures (negotiation and agreement). Professional Services for Property Valuation, Sales, Acquisition (via statutory and/or non-statutory procedure (Compulsory Purchase Order (CPO)) and Strategic Advice. The successful tenderers will provide all services required for the property acquisition via the statutory or non-statutory procedures. Services will include but are not limited to property acquisition by agreement, CPO, property transfer/swap and business relocations. The successful applicant will provide all services required for the acquisition by agreement/CPO, assessment of claims, making of initial offers, all negotiations with landowners and/or their agents, settlement of claims and compensation amounts, and preparation of property acquisition agreements including details of any special conditions including accommodation works, assessment of business lease impact, relocation expenses, lease/tenancy agreement buyout etc. In the event that it is not possible to reach a settlement the successful applicant will provide all services necessary for or associated with the referral of claims for Assessment (CIArb/IFA or similar) or for Arbitration. It is at LCCC's sole discretion which supplier is engaged. It is emphasised that a framework agreement constitutes no guarantee to purchase a specific quantity of services from a particular economic operator. The Contracting Authority intends to use the framework for the procurement of requirements falling within its scope during the specified period; however, it reserves the right to go outside the framework for the procurement of any requirement without reference to the Framework Member(s). Admission to a framework does not guarantee the award of any contract to any Economic Operator, nor does it give the member(s) the right to be consulted in respect of, or tender for, any contract.

Tenderers must associate themselves with this competition in order to access the tender documents, ask and receive queries and submit a tender response. All responses must be submitted in a ZIP FILE format.

Procedure identifier: 71f731c3-be60-40ba-8196-ff7bc42300b5

Type of procedure: Open

The procedure is accelerated: No

2.1.1 Purpose

Nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70110000 Development services of real estate

Additional classification (cpv): 70120000 Buying and selling of real estate

Additional classification (cpv): 70121000 Building sale or purchase services

Additional classification (cpv): 70121100 Building sale services

Additional classification (cpv): 70122000 Land sale or purchase services

Additional classification (cpv): 70332000 Non-residential property services

Additional classification (cpv): 70332200 Commercial property management services

Additional classification (cpv): 71241000 Feasibility study, advisory service, analysis

Additional classification (cpv): 79422000 Arbitration and conciliation services

2.1.3 Value

Estimated value excluding VAT: 500,000 EUR

Maximum value of the framework agreement: 500,000 EUR

2.1.4 General information

Legal basis:

Directive 2014/24/EU

2.1.5 Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 0

Terms of contract:

2.1.6 Grounds for exclusion

Description: [Please refer to Section 3 of the Procurement Documents for further information] ---

5. Lot

5.1 Lot: LOT-0001

Title: Provision of Professional Services for Property Valuations Services via Non Statutory Procedures (Negotiation and Agreement) and Statutory Procedures (CPO) and Strategic Advice for LCCC

Description: Limerick City and County Council (LCCC) proposes to engage in a competitive process for the establishment of a multi-party framework agreement for the provision of property (Note: within this document property means both buildings and land) and valuation services. Professional Services for Property Valuation, Sales and Acquisition (via non statutory procedure (negotiation and agreement)). The successful tenderers will provide all services required for property market valuations, negotiation of property market price, sales of property and the property acquisition via the non-

statutory procedures (negotiation and agreement). Professional Services for Property Valuation, Sales, Acquisition (via statutory and/or non-statutory procedure (Compulsory Purchase Order (CPO)) and Strategic Advice. The successful tenderers will provide all services required for the property acquisition via the statutory or non-statutory procedures. Services will include but are not limited to property acquisition by agreement, CPO, property transfer/swap and business relocations. The successful applicant will provide all services required for the acquisition by agreement/CPO, assessment of claims, making of initial offers, all negotiations with landowners and/or their agents, settlement of claims and compensation amounts, and preparation of property acquisition agreements including details of any special conditions including accommodation works, assessment of business lease impact, relocation expenses, lease/tenancy agreement buyout etc. In the event that it is not possible to reach a settlement the successful applicant will provide all services necessary for or associated with the referral of claims for Assessment (CIArb/IFA or similar) or for Arbitration. It is at LCCC's sole discretion which supplier is engaged. It is emphasised that a framework agreement constitutes no guarantee to purchase a specific quantity of services from a particular economic operator. The Contracting Authority intends to use the framework for the procurement of requirements falling within its scope during the specified period; however, it reserves the right to go outside the framework for the procurement of any requirement without reference to the Framework Member(s). Admission to a framework does not guarantee the award of any contract to any Economic Operator, nor does it give the member(s) the right to be consulted in respect of, or tender for, any contract. Tenderers must associate themselves with this competition in order to access the tender documents, ask and receive queries and submit a tender response. All responses must be submitted in a ZIP FILE format.

Internal identifier: 0

5.1.1 Purpose

Nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

Additional classification (cpv): 70110000 Development services of real estate

Additional classification (cpv): 70120000 Buying and selling of real estate

Additional classification (cpv): 70121000 Building sale or purchase services

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Additional classification (cpv): 79422000 Arbitration and conciliation services

5.1.5 Value

Estimated value excluding VAT: 500,000 EUR

Maximum value of the framework agreement: 500,000 EUR

5.1.6 General information

Reserved participation: None

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA)

This procurement is also suitable for small and medium-sized enterprises (SMEs)

Additional information: (1) Interested parties must associate their organisation with this competition on the eTenders web site (www.etenders.gov.ie) in order to be included on the mailing list for clarifications and to upload tender responses. To do this you must do the following: Log-in to the eTenders portal; Locate the competition using the Advanced Search by searching under the Contracting Authority or Resource ID. Click on the hyperlink for the competition which will bring you to the CFT Workspace. In the Show CFT Menu for the competition click on the "Expression of Interest" in the drop-down menu. Complete the Association with the CFT tab. This will then provide you with a link to Tender under the Show CFT Menu where you can prepare your submission. (2) When finalising your tender submission please upload your final response as a ZIP file as individual documents may lose their titles if uploaded individually. Also ensure that you receive a message under the status header called Submitted, as the percentage tab does not necessarily imply you have successfully submitted your response. (3) There is a maximum upload limit of 250MB per file and 500MB per tender submission. (4) Suppliers should note the following when making their submission suppliers must ensure that they give themselves sufficient time to upload & submit all required documentation before the submission deadline. Suppliers should consider the fact that upload speeds vary and that the new eTenders system operates in a different manner to the previous platform operated by EU-Supply. The submit button will be disabled automatically upon the expiration of the response deadline. (5) If you experience difficulty when uploading documents, please contact the eTenders Support Desk for technical assistance. Email irish-eproc-helpdesk@eurodym.com or Telephone: +353(0)818 001459 (09:00 – 17:00 hours). (6) Tenders submitted by any other means (including but not limited to email, post, messaging system on etenders or hand delivery) will not be accepted. (7) All information relating to attachments, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal (www.etenders.gov.ie) only. Registration is free of charge. The contracting authority will not accept responsibility for information relayed (or not relayed) via third parties. (8) All queries regarding this tender requirement or process must be submitted through the Irish Government Procurement Opportunities Portal www.etenders.gov.ie as a specific question. Responses will be circulated to those tenderers that have registered an interest in this notice on www.etenders.gov.ie. The details of the person making a query will not be disclosed when circulating the response (9) The contracting authority will not be responsible for any costs, charges or expenses incurred by candidates or tenderers. Contract award will be subject to the approval of the competent authorities. (10) Without prejudice to the principle of equal treatment, the contracting authority is not obliged to engage in a clarification process in respect of the procurement documents with missing or incomplete information. Therefore, respondents are advised to ensure that they return completed documentation in order to avoid the risk of elimination from the competition. (11) Where applicable, please note in relation to all documents, that where reference is made to a particular standard, make, source, process, trademark, type, or patent, that this is not to be regarded as a de facto requirement. In all such cases it should be understood that such indications are to be treated strictly and solely for reference purposes only, to which the words "or equivalent" will always be appended. (12) At its absolute discretion, the contracting authority may elect to terminate this procurement process, the framework agreement or any contract awarded under the framework agreement at any time.

5.1.9 Selection criteria

Criterion:

Type: Other

Name: See Tender Documents

Description: See Tender Documents

Use of this criterion: Used

5.1.11 *Procurement documents*

Address of the procurement documents: [<https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=2673195>] ---

5.1.12 *Terms of procurement*

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/eawarding/showTenderList.do?resourceId=2673195>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender

Deadline for receipt of tenders: 2023-12-11Z 17:00:00Z

Information about public opening:

Date/time: 2023-12-11Z 17:30:00Z

Place: <https://www.etenders.gov.ie/epps/cft/prepareViewCfTWS.do?resourceId=2673195>

Terms of contract:

Electronic invoicing: Required

Electronic ordering will be used

Electronic payment will be used

5.1.15 *Techniques*

Framework agreement:

Framework agreement, partly without reopening and partly with reopening of competition

Information about the dynamic purchasing system:

None

5.1.16 *Further information, mediation and review*

Review organisation: [The High Court of Ireland] ---

Organisation providing offline access to the procurement documents: [Limerick City and County Council_103432] ---

Organisation receiving requests to participate: [Limerick City and County Council_103432] ---

Organisation processing tenders: [Limerick City and County Council_103432] ---

8. Organisations

8.1 ORG-0001

Official name: Limerick City and County Council_103432

Registration number: Not Applicable

Postal address: Merchant's Quay,

Town: Limerick.

Postcode: V94 EH90

Country: Ireland

Email: procurement@limerick.ie

Telephone: +353 61 556000

Internet address: <https://www.limerick.ie/>

Buyer profile: <https://www.limerick.ie/>

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

8.1 ORG-0002

Official name: The High Court of Ireland

Registration number: The High Court of Ireland

Department: The High Court of Ireland

Postal address: Four Courts, Inns Quay, Dublin 7

Town: Dublin

Postcode: D07 WDX8

Country: Ireland

Email: HighCourtCentralOffice@courts.ie

Telephone: +353 1 8886000

Roles of this organisation:

Review organisation

8.1 ORG-0003

Official name: European Dynamics S.A.

Registration number: 002024901000

Department: European Dynamics S.A.

Town: Athens

Country: Greece

Email: eproc-esender@eurodyn.com

Telephone: +30 2108094500

Roles of this organisation:

TED eSender

11. Notice information

11.1 Notice information

Notice identifier/version: f12412fd-9f6e-4f63-ac80-d5e18a0095d4 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice dispatch date: 2023-11-08Z 16:38:22Z

Languages in which this notice is officially available: English

11.2 Publication information