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Tender

## **56-64 Conduit Street and 11 Burlington Place - Construction Works Main Contractor Design & Build**

The Crown Estate

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-000020

Procurement identifier (OCID): ocds-h6vhtk-05feb0

Published 2 January 2026, 11:01am

### **Scope**

### **Description**

Procurement of contractor design services and construction works under an open, competitive flexible procedure including mandatory conditions of participation followed by two competitive tendering stages.

The award to the successful bidder will follow a two-stage design and build contract approach. Under a Pre-construction Services Agreement the appointed contractor will develop the technical design and construction methodologies through RIBA 4, prior to their secondary appointment in delivering the construction works based on the approved scheme.

### **Total value (estimated)**

- £60,000,000 excluding VAT
- £72,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 21 July 2026 to 29 May 2028
- 1 year, 10 months, 9 days

### **Main procurement category**

Works

### **CPV classifications**

- 45000000 - Construction work

### **Contract locations**

- UKI - London

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## **Submission**

### **Enquiry deadline**

14 January 2026, 5:00pm

### **Submission type**

Requests to participate

## **Deadline for requests to participate**

16 January 2026, 5:00pm

## **Submission address and any special instructions**

Suppliers wishing to participate can access the instructions and information for this tender event via the project e-portal:

<https://secure.sourcedogg.com/profile/676e86f0-50b5-4563-b7b6-529dcfeb28b7/requests/73867>

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Award decision date (estimated)**

21 July 2026

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## **Award criteria**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Competitive Stage 1 - Project Prequalification Questionnaire (PQQ)	Project Compliance Criteria Includes: Conflicts of Interest, Business & Professional Standing, Economic & Financial Standing, Legislative Compliance Technical Criteria 100% (Sub- weightings to be confirmed) Programme Management Team & Experience Health, Safety & Wellbeing Innovation, Environment & Sustainability Social Value Quality & Risk Management Supply Chain Management Design & Change Management CDM 2015 Principal Designer & Contractor	Quality	100%

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## Other information

### Conflicts assessment prepared/revised

Yes

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## Procedure

### Procedure type

## Competitive flexible procedure

### **Competitive flexible procedure description**

#### Stage 0 - Jan 2026

Supplier requests to participate via completion of a conditions of participation assessment. Suppliers will self-certify for verification by the Client. Objective pass/fail assessment criteria covering:

Bidder Information (info only)

Financial Capacity

Legal Capacity

Compliance with Policy

Industry Accreditation

Technical Ability

Requests to participate will open on Friday 02 January 2026. Suppliers can access the Clients e-portal for further information and to access the Conditions of Participation documents and instructions on how to make their request.

<https://secure.sourcedogg.com/profile/676e86f0-50b5-4563-b7b6-529dcfeb28b7/requests/73867>

The deadline for requests to participate and completed bidder assessments is by 5pm Friday 16 January 2026.

The window for submissions will be open from 02 January 2026 until 5pm on 16 January 2026. Suppliers may submit their request to participate alongside their completed Conditions of Participation assessment at any time during this window.

Subject to meeting the conditions, participating suppliers will receive an invitation to the Stage 1 tender event. An overview of each competitive Stage is provided below.

#### Competitive Stage 1 - Jan to Feb 2026

Assessment of bidders' submissions in response to the project pre-qualification

questionnaire (PQQ), comprised of technical criteria. Outcome to identify a shortlist of the highest scoring bidders to proceed to Stage 2.

Competitive Stage 2 - Apr to Jun 2026

Assessment of bidders' detailed technical and cost submissions. Outcome to select the preferred bidder and place the award for pre-construction services as part of a two-stage contractual approach.

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## **Documents**

### **Associated tender documents**

<https://secure.sourcedogg.com/profile/676e86f0-50b5-4563-b7b6-529dcfeb28b7/requests/73867>

Suppliers can access the Project Brief and Conditions of Participation assessment via this link to the the Client e-tendering portal.

This portal will remain live to allow for the uploading of completed Conditions assessments by all those wishing to participate and will be used to communicate the outcomes of each assessment and the confirmed bidders proceeding to Stage 1 of the Competitive Flexible procedure.

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## **Contracting authority**

### **The Crown Estate**

- Public Procurement Organisation Number: PYYN-4743-GYVQ

1 St James Market

London

SW1Y 4AH

United Kingdom

Email: [tenders@thecrownestate.co.uk](mailto:tenders@thecrownestate.co.uk)

Region: UKI32 - Westminster

Organisation type: Public authority - central government