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Tender

Courtauld Strand Campus - Construction Management SQ stage

COURTAULD INSTITUTE OF ART

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

Notice identifier: 2026/S 000-004070

Procurement identifier (OCID): ocds-h6vhtk-05fae4 ([view related notices](#))

Published 16 January 2026, 4:30pm

Scope

Description

The Courtauld is planning to redevelop the East Wing of its current campus linking it to additional buildings at 152 - 158 The Strand.

Accordingly the Courtauld intends to seek competitive proposals for a Construction Manager to amongst other services provide:

Pre-construction advice and methodology

Procure on behalf of the employer Trade Contractors to undertake the works. Trades likely to include:

Demolition including forming complex openings and Façade retention

Substructure works

Steel frame

Concrete works

Carpentry

Traditional roofing

Balustrading

Fine decorations

Mechanical & Electrical Services

Lift installations

Security systems

Cranage

Scaffold

Management of works by Trade Contractors including rectification of defects

Financial management to ensure project delivered within budget.

The client is procuring a soft strip package separately and it is intended this will commence in April 2025.

CM will commence services at approximately same time with intention of commencing hard demolition from August 2026. Completion of Construction 2028.

Anticipated value of works excluding services provided by CM approximately £42m exc VAT

Applicants need to be able to demonstrate experience of proposed staff working within Grade I and II* partially occupied premises in a busy city centre site.

Total value (estimated)

- £4,905,000 excluding VAT
- £5,886,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 18 May 2026 to 20 March 2028
- 1 year, 10 months, 3 days

Options

The right to additional purchases while the contract is valid.

Change control procedure will be run throughout the contract allowing for additional scope to be instructed if necessary.

Main procurement category

Services

CPV classifications

- 71540000 - Construction management services

Contract locations

- UKI - London

Submission

Enquiry deadline

2 February 2026, 11:59pm

Submission type

Tenders

Tender submission deadline

16 February 2026, 11:59pm

Submission address and any special instructions

The Courtauld is currently changing e-tendering portals. Once the new system is live the URL will be published ahead of the submission date.

<http://www.example.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

4 May 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Cost	Cost	30%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Selection will be undertaken using a Selection Questionnaire.

Certain questions will be assessed on a pass/fail basis and others will be qualitatively scored for the purpose of shortlisting, as outlined in the SQ instructions and response document.

Selection assessment does not constitute an award of the contract.

SQ process will be followed by shortlisting. Then a restricted ITT stage will take place, followed by evaluation, selection and award.

The award criteria set out in this notice are for the ITT stage to follow.

Documents

Associated tender documents

[Courtauld Connects - CM SQ Information and Instructions.pdf](#)

Technical specifications to be met

<https://www.example.com/abc123/specification.pdf>

As previously noted, e-portal is being changed and new link will be sent prior to submission date. As such, please request SQ document appendices from o.stebbing@gardiner.com

Contracting authority

COURTAULD INSTITUTE OF ART

- Companies House: 04464432
- Public Procurement Organisation Number: PNTY-4479-RNJV

Somerset House

London

WC2R 0RN

United Kingdom

Email: anthony.tyrrell@courtauld.ac.uk

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government

Other organisations

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

GARDINER & THEOBALD LLP

Summary of their role in this procurement: Project Manager

- Companies House: OC307124
- Public Procurement Organisation Number: PPGW-7436-DBWT

10 South Crescent

London

WC1E 7BD

United Kingdom

Email: O.Stebbing@gardiner.com

Region: UKI31 - Camden and City of London

AECOM LIMITED

Summary of their role in this procurement: Cost Consultant

- Companies House: 01846493
- Public Procurement Organisation Number: PCLX-5446-YHDX

Aldgate Tower

London

E1 8FA

United Kingdom

Email: John.Burgess@aecom.com

Website: <http://www.aecom.com>

Region: UKI42 - Tower Hamlets

Contact organisation

Contact GARDINER & THEOBALD LLP for any enquiries.