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Planning

Procurement of a Contractor to provide Compound Refurbishment Works for the British Embassy, Tokyo

Foreign Commonwealth and Development Office

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-004255

Procurement identifier (OCID): ocds-h6vhtk-03a4e5

Published 10 February 2023, 4:22pm

Section I: Contracting authority

I.1) Name and addresses

Foreign Commonwealth and Development Office

King Charles Street

London

SW1A 2AH

Contact

Lauren Leitch

Email

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Telephone

+44 2070080932

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

www.gov.uk/fcdo/

Buyer's address

<https://fcdo.bravosolution.co.uk/>

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Procurement of a Contractor to provide Compound Refurbishment Works for the British Embassy, Tokyo

Reference number

ESND-9266-2023

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Foreign Commonwealth and Development Office (“FCDO”) intend to engage the market in relation to this project as part of early market engagement activity in accordance with Regulation 40 of the Public Contracts Regulations 2015. The purpose of this PIN is to initiate market engagement and is not being used as a call for competition.

This PIN is intended to:

1. Engage with and inform the market of the FCDO’s requirements, enabling potential contractors to better understand the scope of the requirement and the approach to the procurement process; and
2. Provide detail of the upcoming early market engagement event which will be held in Tokyo, at the British Embassy on 28th February 2023. Details on how to register for this event is provided in section VI.3 (Additional Information).

Please refer to section II.2.4 Description of the Procurement for details in relation to the requirement.

II.1.5) Estimated total value

Value excluding VAT: £57,500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45300000 - Building installation work
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71315200 - Building consultancy services

II.2.3) Place of performance

NUTS codes

- JP - Japan

Main site or place of performance

Tokyo

II.2.4) Description of the procurement

The FCDO has disposed of excess land within the compound of the British Embassy, Tokyo, and intends to refurbish all elements of the remaining compound in a phased approach.

Enabling works are already underway to divide the sold & retained land, including forming of the new boundary walls and diverting existing services. A temporary office (Block T) will be constructed in June 2023 to provide accommodation for staff, of which in turn will facilitate the contractor possession of Phase 1. The project is anticipated to be phased over a four-year period, with contractor mobilisation predicted to commence on-site in early 2024.

The construction phasing intent is:

Phase 1

Entrance & Gatehouses new fitout (Block A),

Main Embassy Office Building new fitout (Block B),

Repurpose Garages & New FM Suite (Block E),

Seismic strengthening to retaining walls (Block G)

(Block A must be staged to stay live)

Phase 2

Chancery Building extension & new fitout (Block H)

Phase 3

Ambassador's Residence refurbishment (Block C),

Multi-purpose facility (storage, plant, sports, parking) (Block F),

Site wide streetscape / landscaping (Block Z)

Both the land disposal area and the retained compound will be detailed at the market engagement event, alongside detail of the Blocks referred to above.

Please note, the "New Building" (Block B) is not new. This building was built in 1987 by Shimizu Corporation and is the newest building on the compound. Thus, it has retained the name of 'New Building'.

The estimated value of each Phase is as detailed below:

Value including VAT: £69m (¥11,000,000,000)

Phase 1 - £25m (¥4,000,000,000)

Phase 2 - £12m (¥2,000,000,000)

Phase 3 - £32m (¥5,000,000,000)

Please note that the value stated is an estimate at this stage and will be finalised following further analysis and confirmed within the Contract Notice.

The form of contract is anticipated to be an NEC4 Engineering and Construction Contract, Option A: Fixed Price contract with Activity Schedule. However, this is subject to change.

The procurement is planned to commence in September 2023, with an anticipated award date of January 2024, please note at this stage these are anticipated dates and are subject to change.

II.3) Estimated date of publication of contract notice

1 September 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

FCDO is seeking feedback from the market on our procurement approach and wish to understand capacity and interest to provide Compound Refurbishment Works for the British Embassy, Tokyo. This notice is being published to advertise a forthcoming early market engagement event, which will be held on 28th February 2023 in Tokyo at the British Embassy, address, 102-8381, No 1 Ichiban-cho, Chiyoda-ku, Tokyo, Japan. The event is scheduled run from 10:00am (Japanese Standard Time, JST) until 12 noon, FCDO will introduce the project requirements, followed by a site walk round.

Potential contractors are kindly requested to provide the names of those who wish to attend, please note that due to capacity, FCDO may be required to limit the number of attendees per contractor.

Contractors wishing to attend the forthcoming market engagement event should register their interest by email to lauren.leitch@fcdo.gov.uk.

Following the market engagement event, FCDO may issue a questionnaire and or offer follow up 1-2-1 engagement sessions with relevant contractors who are interested in the

requirement and or have useful market information to share.

The contracting authority will consider the feedback received to help inform its procurement approach and further decision making. For the avoidance of doubt, this market approach is not part of a formal procurement process, and the contracting authority is not committing, at this stage, to carrying out such a process. The FCDO reserves the right to change the process at any stage and to undertake this procurement using alternative routes.

Participation or non-participation in this market engagement exercise shall not prevent any supplier participating in a potential future procurement, nor is it intended that any information supplied as part of this exercise shall place any supplier at an advantage in a potential procurement process. No formal assessment of capability or down selection of bidders will be carried out in relation to any responses received as a result of this.

The requirement will be procured via the Foreign, Commonwealth and Development Office's e-procurement portal: <https://fcdo.bravosolution.co.uk>. Suppliers, not currently registered on the portal, who are interested in being considered for this opportunity must self-register on the site in order to participate — registration is free and instantaneous.

Please note, the information contained within this Prior Information Notice (PIN) is subject to change.

His Majesty's Government (HMG) will also be looking to highlight the UK's participation in the World Expo taking place in Osaka, Kansai, in 2025.

HMG, led by the Department for Business & Trade is in the process of procuring its contract for International Content Design Services (ICDS) for the UK Pavilion (UKP) at Expo 2025 Osaka (as advertised here: [Find-a-Tender Service Notice / Contracts Finder Notice](#)). The initial outputs of the ICDS contract (due in Summer 2023) will deliver the UK's proposed concept and visitor experience and will lead the UK to then procure the contract for full architectural Design, Build & Operation (DBO) of the UKP.

During the market engagement session on 28th February led by the FCDO, you will be given some information on the UK's participation in Expo 2025 Osaka. If this is of interest to you, and if you would be interested in talking with us, the HMG Team leading on the UK's participation in Expo 2025 will be in Osaka from Monday 27th February – Friday 3rd March 2023 to speak to in-person. Please contact: MajorWorldEventsCommercial@trade.gov.uk to schedule a meeting.