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Contract

Guildhall - Chiller Replacement

City of London Corporation

F20: Modification notice

Notice identifier: 2026/S 000-006271

Procurement identifier (OCID): ocds-h6vhtk-060d88

Published 23 January 2026, 2:46pm

Section I: Contracting authority/entity

I.1) Name and addresses

City of London Corporation

Guildhall

London

EC2P 2EJ

Contact

Arta Nuhija

Email

Arta.Nuhija@cityoflondon.gov.uk

Telephone

+44 2076063030

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

www.cityoflondon.gov.uk

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Guildhall - Chiller Replacement

II.1.2) Main CPV code

- 45331200 - Ventilation and air-conditioning installation work

II.1.3) Type of contract

Works

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement at the time of conclusion of the contract:

Please note that this is a modification notice and not an open opportunity.

The City of London Corporation (the City) invites Tenders for the provision of the design, construction, strip out and connection and completion of the replacement of the Guildhall chillers, to provide a centralised chiller system.

The Contractor will be required to work up the client design information (RIBA Stage 3) to

construction detail to meet the start on site date. The Contractor is to remove the five existing North Wing chillers including the Cooling tower and install in their place six new larger chillers. The capacity of the six new chillers will be sufficient to serve the entire Guildhall Building allowing the West Wing chillers and associated cooling towers to be de-commissioned and removed. A new chilled water link will be installed at roof level between the North Wing and West/East Wings.

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

25 March 2024

End date

20 December 2024

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section V. Award of contract/concession

Contract No

1

Title

Guildhall - Chiller Replacement

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

14 November 2023

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Briggs & Forrester Special Projects Limited

Bembridge House, Bembridge Drive

Northampton

NN2 6LZ

Country

United Kingdom

NUTS code

- UKF24 - West Northamptonshire

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £3,547,502

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC1A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales
Royal Courts of Justice, The Strand
London
WC1A 2LL

Country
United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office
70 Whitehall
London
SW1A 2AS

Country
United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45331200 - Ventilation and air-conditioning installation work

VII.1.3) Place of performance

NUTS code

- UKI - London

VII.1.4) Description of the procurement:

Please note that this is a modification notice and not an open opportunity.

The City of London Corporation (the City) invited Tenders for the provision of the design, construction, strip out and connection and completion of the replacement of the Guildhall chillers, to provide a centralised chiller system.

The Contractor is required to work up the client design information (RIBA Stage 3) to construction detail to meet the start on site date. The Contractor is to remove the five existing North Wing chillers including the Cooling tower and install in their place six new larger chillers. The capacity of the six new chillers will be sufficient to serve the entire Guildhall Building allowing the West Wing chillers and associated cooling towers to be de-commissioned and removed. A new chilled water link will be installed at roof level between the North Wing and West/East Wings.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

25 March 2024

End date

6 March 2026

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£4,521,944

VII.1.7) Name and address of the contractor/concessionaire

Briggs & Forrester Special Projects Limited

Bembridge House, Bembridge Drive

Northampton

NN2 6LZ

Country

United Kingdom

NUTS code

- UKF24 - West Northamptonshire

The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

The contract value and term have both been increased.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

The increase in contract value and term were necessary due to the requirements of the Building Safety Act 2022. At the time of the procurement, it was unforeseen that the Building Safety Regulator (BSR) approval process would be lengthy and delay the project completion date.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £3,547,502

Total contract value after the modifications

Value excluding VAT: £4,521,944