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Planning

## **Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton & Cromwell Highwalk) Phase 2 – 1st Priority Zone**

The City of London Corporation

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-007036

Procurement identifier (OCID): ocds-h6vhtk-03b1c1

Published 10 March 2023, 11:49am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

The City of London Corporation

Guildhall, Aldermanbury

London

EC2V 7HH

#### **Contact**

Luci Mulroy

#### **Email**

[l.mulroy@stace.co.uk](mailto:l.mulroy@stace.co.uk)

**Telephone**

+44 2076063030

**Country**

United Kingdom

**Region code**

UKI4 - Inner London – East

**Internet address(es)**

Main address

<https://www.cityoflondon.gov.uk/>

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton & Cromwell Highwalk) Phase 2 – 1st Priority Zone

#### **II.1.2) Main CPV code**

- 45200000 - Works for complete or part construction and civil engineering work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

##### **1.1 Project Description**

The Barbican Estate is grade 2 listed with a multitude of uses including an arts centre, 2014 dwellings, exhibition halls, cinemas, restaurants theatres, gallery space and a large conservatory. Designed and constructed in the 1960s and 1970s by architects Chamberlin, Powell and Bon the Barbican Estate represents a prominent example of brutalist architecture. The publicly accessible podium provides a pedestrian only elevated walkway connecting the residential towers, terraces and the Barbican Centre. The existing podium is predominantly made up of brick tiles with areas of defined planting set within the podium.

The existing podium deck and waterproofing membrane has become damaged and is leaking into the buildings below including the Exhibition Halls.

The City of London, as the owner and manager of the estate, is currently undertaking a large-scale refurbishment of the podium deck. Phase 1 of this refurbishment was completed in 2015, this project will focus on Phase 2; a 18,344sqm area along the northern portion of the estate. Several more phases are expected to be required in order to repair other parts of the podium. An initial feasibility study was undertaken that demonstrated several reasons for this including:

- the drainage system;
- damage to the waterproofing;

- shallow crossfalls;
- detailing of the expansion joints.

The podium deck needs be taken up to replace and repair the damaged waterproofing membrane. Works were completed on phase 1 in 2015. This project builds on the lessons learned from phase 1 for the area identified as phase 2.

Surface refurbishment, replacement of waterproofing membrane, remedial works to drainage infrastructure, and landscaping works to Barbican Podium Phase 2, 1st Priority Zone.

### **II.1.5) Estimated total value**

Value excluding VAT: £12,500,000

### **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

### **II.2.3) Place of performance**

NUTS codes

- UKI4 - Inner London – East

### **II.2.4) Description of the procurement**

Surface refurbishment, replacement of waterproofing membrane, remedial works to drainage infrastructure, and landscaping works to Barbican Podium Phase 2, 1st Priority Zone.

## **II.3) Estimated date of publication of contract notice**

3 April 2023

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## **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: No

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## **Section VI. Complementary information**

### **VI.3) Additional information**

#### **1.1 Project Description**

The existing podium deck and waterproofing membrane has become damaged and is leaking into the buildings below including the Exhibition Halls.

The City of London, as the owner and manager of the estate, is currently undertaking a large-scale refurbishment of the podium deck. Phase 1 of this refurbishment was completed in 2015, this project will focus on Phase 2; a 18,344sqm area along the northern portion of the estate. Several more phases are expected to be required in order to repair other parts of the podium. An initial feasibility study was undertaken that demonstrated several reasons for this including:

- the drainage system;
- damage to the waterproofing;
- shallow crossfalls;
- detailing of the expansion joints.

The podium deck needs to be taken up to replace and repair the damaged waterproofing membrane. Works were completed on phase 1 in 2015. This project builds on the lessons learned from phase 1 for the area identified as phase 2.

#### **1.2 Project Justification**

This project is needed, as the existing waterproofing membrane at the podium has deteriorated and can no longer fully protect the concrete structure or spaces below the podium from water ingress. Leaks are already occurring due to this issue and will further escalate until addressed. The water ingress has also caused damage to parts of the podium

surface. The completed project will ensure that internal areas in and around the podium are protected from future water ingress. This project will result in improved water management. This means water can be discharged efficiently through the internal drainage system.

### 1.3 Unique Opportunity for Estate

With the requirement to remove all the of hard standing build up, planting and street furniture to replace the damaged waterproofing membrane there is a unique opportunity to review the design layout and function of the podium. The City of London's Climate Action Strategy and the Biodiversity Action Plan required a more sustainable approach to the podium. Increased greening, enhanced biodiversity and provision of water attenuation all became integral factors to the project brief. The Barbican podium is the largest public open space located within the City of London. The development of the brief also required an improvement in access, amenity value and safety.

This evolution to the brief will provide a more holistic design approach for the podium and future proof it's use for future generations.

### 1.4 Timescales & Value

The main tender will be an open procedure with a likely go live date of June 2023. The tender advert period will be circa three months with a close return date of end of August 2023. Award of tender is anticipated to be January 2024 with a start on site by March 2024. The anticipated construction duration is circa 24 months with an approximate range of construction value £10 to £15 million.

### 1.5 Accreditations and Experience

The scheme is being marketed towards approved installers of the Triflex waterproofing membrane system. Contractors will be expected to demonstrate previous experience in this type of work and value.

### 1.6 Expressions of Interest

The City of London Corporation are keen to hear from interested suppliers who have a track record of delivering projects of this type and value. We encourage suppliers to register their interest in the project. To do this, please email the project cost consultant Stace LLP:

Contact:- Luci Mulroy ([L.mulroy@stace.co.uk](mailto:L.mulroy@stace.co.uk))

Please provide a short narrative about your organisation and experience in this work type/value. The City of London will note this interest and contact logged suppliers when the tender documents go live.

