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Tender

20/21 Aldermanbury - Architect

The Mayor and Commonalty and Citizens of the City of London

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

Notice identifier: 2026/S 000-007297

Procurement identifier (OCID): ocds-h6vhtk-061028

Published 27 January 2026, 4:44pm

Scope

Description

The Authority is procuring professional architectural services for the appointment of an Architect and Design Team Leader in relation to the CAT A refurbishment of 20–21 Aldermanbury, a Grade II listed and adjoining office building within the City of London estate.

The services will include lead consultant and design team co-ordination duties; development of the design across RIBA Stages 1 to 4; support for planning and Listed Building Consent; preparation of Employer's Requirements for a Design and Build main contractor; and a continuing client-side Technical Advisor role through construction, handover and post-completion.

The Consultant will be required to deliver services in accordance with the Project Brief and Scope of Services, comply with the Authority's BIM and sustainability requirements, and work to the indicative programme leading to CAT A Practical Completion by December 2027.

The appointment will cover the full duration of the project lifecycle, including defects and post-completion services, and will be let as a single professional services contract.

This tendering exercise is being undertaken using the electronic tendering system 'City of

London Corporation Sourcing & Contracts Portal' (<https://cityoflondon.ukp.app.jaggaer.com/>) Suppliers will need to register an interest on the system in order to participate and registration is free.

Total value (estimated)

- £432,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 27 April 2026 to 31 December 2027
- Possible extension to 31 December 2029
- 3 years, 8 months, 4 days

Description of possible extension:

Extensions may be exercised at the Authority's discretion where required to:

- allow for completion of post-completion and defects services;
- accommodate changes to the project programme or procurement strategy, including early works or staged contractor procurement;
- respond to delays arising from statutory approvals, including planning or Listed Building Consent;
- enable continuation of the Technical Advisor role during construction; and
- cover additional services reasonably required to complete the Project in accordance with the Scope of Services.

Any extension will be exercised in accordance with the contract terms and will not materially change the scope of the appointment.

Main procurement category

Services

CPV classifications

- 71220000 - Architectural design services

Contract locations

- UKI - London

Participation

Legal and financial capacity conditions of participation

As Outlined in Tender Documents

Technical ability conditions of participation

Tenderers must demonstrate that they possess the technical and professional capability to perform the Contract.

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

16 February 2026, 11:59pm

Submission type

Tenders

Tender submission deadline

24 February 2026, 12:00pm

Submission address and any special instructions

<https://cityoflondon.ukp.app.jaggaer.com>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

14 April 2026

Award criteria

Name	Type	Weighting
Technical/ Quality	Quality	45%
Cost	Cost	40%
Responsible Procurement	Quality	15%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The Authority will conduct a two-stage Competitive Flexible Procedure.

Stage 1 – Invitation to Participate and Tender: Tenderers will be invited to submit their Conditions of Participation together with full written Technical proposals and Commercial and Responsible Procurement responses at the same time. Submissions will be

evaluated in accordance with the published criteria and scoring methodology. The highest-scoring Tenderers will be shortlisted to proceed to Stage 2.

Stage 2 – Interviews: Shortlisted Tenderers will be invited to attend scored interviews, which will form the final stage of the Technical evaluation.

The Commercial Envelope will be assessed using a price-only mathematical methodology by reference to the median tender price, in accordance with the formula published in the tender documents.

The Authority does not intend to conduct negotiation or dialogue. However, it reserves the right, in accordance with the Procurement Act 2023, to seek clarification of submissions, request Best and Final Offers, or introduce additional tendering rounds where necessary, provided that any such steps are applied transparently and equally to all Tenderers.

Award will be made to the Tenderer submitting the Most Advantageous Tender, based on the published Quality, Commercial and Responsible Procurement weightings.

Justification for not publishing a preliminary market engagement notice

The Authority did not undertake Preliminary Market Engagement prior to publication of this Notice. The scope and requirements for the appointment are sufficiently developed through internal feasibility work and previous comparable projects across the Authority's estate. In addition, programme constraints require the Authority to proceed directly to competition. The Authority is satisfied that proceeding without Preliminary Market Engagement will not distort competition or disadvantage potential suppliers.

Contracting authority

The Mayor and Commonalty and Citizens of the City of London

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