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Contract

Provision of Compound Refurbishment & Redevelopment Works for the British Embassy, Tokyo

Foreign Commonwealth and Development Office

F03: Contract award notice

Notice identifier: 2026/S 000-011653

Procurement identifier (OCID): ocds-h6vhtk-049320

Published 10 February 2026, 9:47am

Section I: Contracting authority

I.1) Name and addresses

Foreign Commonwealth and Development Office

King Charles Street

London

SW1A 2AH

Email

commercial.esndcategories@fcdo.gov.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://www.gov.uk/government/organisations/foreign-commonwealth-development-office>

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

Provision of Compound Refurbishment & Redevelopment 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) awarded the contract to provide Compound Refurbishment & Redevelopment Works for the British Embassy, Tokyo to Shimizu Corporation. This Procurement Process was ran in accordance with the Restricted Procedure under Regulation 28 of the Public Contracts Regulation 2015.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: 5,719,175,500 JPY

II.2) Description

II.2.2) Additional CPV code(s)

- 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, Japan

II.2.4) Description of the procurement

The Foreign, Commonwealth and Development Office (FCDO) issued a Selection Questionnaire ("SQ") followed by the subsequent 'Invitation To Tender' (ITT) for the Procurement of a Contractor to provide Compound Refurbishment & Redevelopment Works for the British Embassy, Tokyo in accordance with the UK Public Contract Regulations 2015 as amended by the Public Procurement (EU Exit) Regulations 2020. This Procurement Process was ran in accordance with the Restricted Procedure under Regulation 28 of the Public Contracts Regulation 2015.

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. The FCDO required a suitably qualified and experienced Main Contractor to deliver Phase 1 of this Project; a design and build contract for the refurbishment and remodelling of the British Embassy in Tokyo.

The project Scope of works for Phase 1 is:

- Remodel and refurbish the 'New Building' (Block B) Embassy office building to accommodate all staff on the compound. This includes (but is not limited to) replacement of mechanical and electrical systems, building fabric upgrades and internal office fit out;
- Accessibility and sustainability improvements throughout Phase 1;
- Refurbishment of guardhouses (Block A), garage block and associated plant rooms (Block E). This includes (but is not limited to) replacement of mechanical and electrical systems, security systems, building fabric upgrades and internal fit out;
- Complete structural works to ensure seismic compliance to the boundary walls (Block G);
- Complete associated landscaping;

- Design, Install, test and commission baseline site wide utilities infrastructure in Phase 1. This includes (but is not limited to) provision of a new HV substation with LV transformers, generators, and associated fuel tank, with onward connectivity to the remaining Embassy site;
- Completion of surveys to inform the Phase 2 and 3 design; and
- Develop the RIBA Stage 3 design and complete the RIBA Stage 4/Japanese equivalent design.
- Supply, install, test and commission all construction, mechanical and electrical works and hand them over to the existing onsite maintenance supplier at the end of the project in accordance with the Scope;

Following the procurement process, Shimizu Corporation were identified as having the Most Economically Advantageous Tender and awarded the contract to deliver the required works.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

The requirement was procured via the Foreign, Commonwealth and Development Office's eprocurement portal: <https://fcdo.bravosolution.co.uk>. Suppliers who were not previously registered on the portal, who were interested in being considered for this opportunity, needed to self-register on the site in order to participate - registration is free and instantaneous.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-027793](#)

IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

Section V. Award of contract

Title

Contract Award for the Provision of Compound Refurbishment & Redevelopment Works for the British Embassy, Tokyo

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 January 2026

V.2.2) Information about tenders

Number of tenders received: 1

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

V.2.3) Name and address of the contractor

Shimizu Corporation

2-16-1 Kyobashi, Chuo-Ku

Tokyo

Country

Japan

NUTS code

- JP - Japan

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: 5,719,175,500 JPY

Section VI. Complementary information

VI.3) Additional information

In order to have participated and gained access to the SQ pack, potential suppliers had to access the FCDO's e-procurement portal, JAGGAER ONE, available via the below link.

URL: <https://fcdo.bravosolution.co.uk/web/login.html>

Once logged in, they can search the available opportunities.

If a potential supplier is not registered on the portal, click the link above (or copy and paste the link into your web browser) to be taken to the home page. Click the "Click here to register!" button, and follow the on-screen instructions to complete registration.

Registration takes approximately 5 minutes and is free of charge.

Two-Factor Authentication (2FA)

Potential suppliers should note that two-factor authentication will be required to access the FCDO's e-procurement portal, JAGGAER ONE, which requires Google Authenticator to be downloaded onto a mobile device. For more information in relation to two-factor authentication, a guide can be accessed by clicking the link on the home page of the FCDO's e-procurement portal, JAGGAER ONE.

VI.4) Procedures for review

VI.4.1) Review body

Foreign, Commonwealth and Development Office Commercial Directorate

King Charles Street

London

SW1A 2AH

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Centre for Effective Dispute Resolution London

London

Country

United Kingdom

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

Foreign, Commonwealth and Development Office Commercial Directorate, King Charles Street London

London

Country

United Kingdom

Internet address

[jhttps://www.gov.uk/government/organisations/foreign-commonwealth-development-office](https://www.gov.uk/government/organisations/foreign-commonwealth-development-office)