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Planning

Upcoming Procurement of a Consultant to provide Project Management and Quantity Surveyor Services for a Major Compound Remodelling and Refurbishment at British Embassy, Tokyo

Foreign Commonwealth and Development Office

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-015256

Procurement identifier (OCID): ocds-h6vhtk-04596a

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Section I: Contracting authority

I.1) Name and addresses

Foreign Commonwealth and Development Office

King Charles Street

London

SW1A 2AH

Contact

Mollie Giuffrida

Email

mollie.giuffrida@fcdo.gov.uk

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

Upcoming Procurement of a Consultant to provide Project Management and Quantity Surveyor Services for a Major Compound Remodelling and Refurbishment at British Embassy, Tokyo

Reference number

Estates_10531_2023

II.1.2) Main CPV code

- 71541000 - Construction project management services

II.1.3) Type of contract

Services

II.1.4) Short description

The Foreign Commonwealth and Development Office ("FCDO") is undertaking a Major Compound Remodel and Refurbishment Project at the British Embassy, Tokyo, This includes: remodeling and refurbishment of the Embassy office (the "New Building") to provide a modern, fit for purpose and first class flexible working environment; refurbishment of the Residence to reflect its historical and political significance; and the remodeling and refurbishment of the Chancery Building as a hosting venue and conference centre for representational events. The FCDO require Project Management and Quantity Surveyor Services to deliver this project.

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 inform the market of the upcoming procurement activity and gather insight on interest in delivering this service. The PIN is not being used as a call for competition.

This notice replaces previous FTS PIN 2023-043723.

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: £1

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71315200 - Building consultancy services
- 71324000 - Quantity surveying services
- 72224000 - Project management consultancy services

II.2.3) Place of performance

NUTS codes

- JP - Japan

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.

The project scope of works is:

- Remodel and refurbish the 'New Building' Embassy office building to accommodate all staff on the compound;
- Refurbish the Ambassador's historic Residence;
- Accessibility and sustainability improvements throughout the compound
- Remodeling of the Chancery Building to become a hosting and conference centre.
- Refurbishment of guardhouses, garage block, plant rooms.
- Creation of new gym / sports facilities and staff clubhouse
- Works to ensure seismic compliance for the boundary wall, especially on the northern boundary of the site.

The indicative overall project budget is c£120m, including build costs, fit-out costs, professional fees, contingency and Optimism Bias.

The FCDO intend to appoint Supplier to deliver the following elements of the Project:

- Project Management and Cost Management services, including building contract production and administration, for the RIBA 4 to RIBA 7 stages.

The Successful Supplier must:

- Provide a suitably qualified and experienced SC/DV cleared Senior Project Manager (the lead PM). This PM will ideally be located in the UK and must have experience of NEC contracts. This PM could be Tokyo based which may provide an efficiency if the local assistant PM can be negated.

- Provide a suitably qualified and experienced Assistant Project Manager in Tokyo.

- Provide a Cost Management team that is both located in the UK and Tokyo. The UK element must have experience of the NEC contract.

- UK based individuals are to be SC/DV cleared.

- Tokyo/Japan based staff will be subject to local police checks.

- Have a presence in the Japanese market or be able to partner with a Japanese consultancy.

The form of contract is anticipated to be an NEC4 Professional Services Contract. However, this is subject to change.

The procurement is planned to commence end of May 2024, with an anticipated award date of August 2024. The Contract is expected to commence in September 2024. Please note at this stage these are anticipated dates and are subject to change.

II.3) Estimated date of publication of contract notice

31 May 2024

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 informing the market of the upcoming procurement for Project Management and Quantity Surveyor Services for a Major Compound Remodel and Refurbishment at British Embassy, Tokyo.

This notice is being published to inform the market and understand potential interest to deliver services. If you are interested in this procurement, please confirm interest to Mollie.Giuffrida@fcdo.gov.uk by 24th January 2024. Please note that 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.

FCDO reserve the right to conduct further market engagement activity as appropriate for this procurement, including supplier webinars and 1-1 conversations with potential suppliers who have expressed an interest in this project. Any further market engagement will be run in accordance with Public Contract Regulations.

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.

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.