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Tender

Barbican Renewal Construction Management

The Mayor and Commonalty and Citizens of the City of London

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

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Published 26 February 2026, 11:29am

Scope

Reference

prj_910

Description

The City of London Corporation (the City) invites Tenders for the provision of Barbican renewal programme, Construction Management Services.

The Barbican Centre, which is a department of the City of London (CoL) Corporation, is seeking to appoint a Construction Manager (CM) to deliver Construction Management services for the Barbican Renewal Programme (BRP).

The appointment will commence in June 2026 and extend through to March 2030, with an estimated fee value of c. £4m against a total construction cost of approximately £176m. The CM will be appointed directly by the CoL and will act as the client's principal delivery partner, responsible for managing and coordinating a series of trade contractors engaged under separate contract with the CoL.

The Barbican Centre is a Grade II listed arts centre of international significance, situated

within the wider Barbican Estate in the City of London. The Renewal Programme encompasses a broad and concurrent series of improvement, repair, and upgrade works across the Barbican Arts Centre (BAC), requiring careful sequencing and coordination to minimise disruption to visitors, building users, venue operations and nearby residents .

The CM will be required to operate within a live, occupied environment subject to significant heritage and conservation constraints, and to manage multiple workstreams progressing simultaneously across different areas. The Programme demands a high degree of logistical rigour, stakeholder sensitivity, and programme control; and the appointed CM will be expected to demonstrate commensurate experience in the delivery of complex, phased works within similarly constrained settings.

The scope of the CM appointment spans both pre-construction and construction phases. During the pre-construction phase, the CM will be responsible for developing and maintaining the master construction programme, advising on procurement strategy, and leading the procurement of trade contractor packages in conjunction with the existing Project Team of G&T, Greenway Associates, Allies & Morrison, Asif Khan Studio, Buro Happold and others.

The CM will also be required to assist in the submission and determination of a BSA Gateway 2 application, due to BAC recently being classified as a Higher-Risk Building (HRB).

During the construction phase, the CM will assume responsibility for the coordination and management of all trade contractors on site, overall site logistics, and the integration of individual package programmes into a coherent and deliverable whole.

The CM will maintain a proactive interface with the Project Team on all matters relating to cost reporting and change management and will hold principal responsibility for health and safety management across the site. Throughout the appointment, the CM will be required to lead and coordinate stakeholder and resident engagement activity as it relates to construction operations, working closely with Barbican Renewal, BAC, CoL and other key stakeholders to ensure that communication is managed effectively.

The duration of the contract is 44 months, subject to the right of the City (at its sole discretion) to exercise its right to extend the Contract by up to 12 months. The maximum length of the contract is therefore 56 months.

Total value (estimated)

- £4,000,000 excluding VAT

- £4,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 6 July 2026 to 5 February 2030
- Possible extension to 5 February 2031
- 4 years, 7 months

Description of possible extension:

The contract may require modification in the event of project overrun to ensure continuation of service and technical expertise is retained from the cost consultant (for example to provide additional goods, services or works).

Main procurement category

Services

CPV classifications

- 71540000 - Construction management services

Contract locations

- UKI - London

Participation

Legal and financial capacity conditions of participation

As set out in the tender documents

Technical ability conditions of participation

As set out in the tender documents

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

23 March 2026, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

2 April 2026, 12:00pm

Submission address and any special instructions

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.

The estimated contract value given at sections 31 and 32 ("Total Value") is for the full duration of the contract including the maximum possible extensions. The estimated annual contract value is therefore £4,000,000

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Minimum 4 suppliers

Selection criteria:

Suppliers will be required to meet the conditions of participation set out in the tender documents. These include minimum requirements for financial capacity, insurance, modern slavery and data protection. In addition suppliers will be required to respond to scored questions regarding experience. The highest scoring bidders who meet the conditions of participation will be invited to participate in the next tender stage in accordance with the methodology set out in the tender documents.

Award decision date (estimated)

5 June 2026

Award criteria

Name	Description	Type	Weighting
Technical	Suppliers will be required to submit responses to a number of sub-weighted questions relating to organisation, risk, design management, Commercial and Trade Package Procurement, Construction Methodology, Programme, Communication, Handover & Aftercare BSA Gateway 2 Application. In addition, all shortlisted suppliers will be required to attend a scored interview	Quality	50%
Commercial	Suppliers' commercial responses will be evaluated against total contract cost. The commercial evaluation methodology is set out in the tender documents.	Price	35%
Responsible procurement	Suppliers will be required to submit responses to set out how they will deliver against carbon reduction initiatives and social value.	Quality	15%

Other information

Payment terms

As set out in the tender pack

Description of risks to contract performance

The contract may require modification in the event of project overrun to ensure continuation of service and technical expertise is retained from the communications service provider (for example to provide additional goods, services or works)

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This Competitive Flexible Procedure will be conducted in two (2) stages:

- Stage 1 – Invitation to Participate (ITP)
- Stage 2 – Invitation to Tender (ITT)

The Invitation to Participate (ITP) will comprise of Suppliers being asked to meet the conditions of participation and respond to a number of technical questions based on previous contract experience / contract examples. Following assessment of the responses, the City will notify suppliers in writing to confirm the outcome of the assessment and whether or not they have been successfully shortlisted to participate in the ITT stage of this procurement. The assessment will be undertaken in accordance with the methodology set out in the tender documents.

Contracting authority

The Mayor and Commonalty and Citizens of the City of London

- Public Procurement Organisation Number: PYQD-1693-MYXR

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Organisation type: Public authority - sub-central government