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Tender

UK Pavilion at Expo 2025 Osaka - Design, Build, Maintain & Decommission (DBMD)

Department for Business & Trade

F02: Contract notice

Notice identifier: 2023/S 000-017309

Procurement identifier (OCID): ocds-h6vhtk-03c55d

Published 19 June 2023, 11:57am

The closing date and time has been changed to:

21 July 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Department for Business & Trade

Old Admiralty Building, Admiralty Place

London

SW1A 2DY

Email

MajorWorldEventsCommercial@trade.gov.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://www.gov.uk/government/organisations/department-for-business-and-trade>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://uktrade.app.jaggaer.com/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://uktrade.app.jaggaer.com/web/login.html>

Tenders or requests to participate must be submitted to the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://uktrade.app.jaggaer.com/web/login.html>

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

Other activity

Central Government

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

UK Pavilion at Expo 2025 Osaka - Design, Build, Maintain & Decommission (DBMD)

Reference number

Project_1355

II.1.2) Main CPV code

- 71540000 - Construction management services

II.1.3) Type of contract

Services

II.1.4) Short description

The United Kingdom (UK) is participating in Expo 2025, which runs from 13 April 2025 - 13 October 2025 and will take place in Osaka, Japan. The overarching theme of Expo 2025 is "Designing Future Society for Our Lives". Expo will welcome visitors from all over the world, allowing countries to build extraordinary pavilions and transform the host city for years to come. The UK Pavilion will be delivered with the theme of "See Things Differently - Tomorrow, Today".

His Majestys Government (HMG) is seeking to procure a supplier (referred to as the "Contractor") to manage the delivery of the Design, Build, Maintain, and Decommission (referred to as "DBMD") of the UK Pavilion at Expo 2025 Osaka.

HMG has previously awarded a contract to a creative agency for delivery of the creative narrative, visitor experience, content design, and high-level pavilion design ideas. These design ideas are at an early stage and are construction methodology agnostic. It will be for the Contractor, when bidding and then when under contract, to further develop designs that they will then be able to construct within the time constraints and the available budget, whilst still ensuring we can deliver the outstanding and content-driven visitor experience developed by our creative agency. Once appointed, the Contractor will be responsible for progressing their tender response and, in consultation with the creative agency, producing full architectural designs, ensuring they align with all Japanese regulatory requirements and Expo guidelines.

The Contractor will therefore take full design liability and responsibility for managing the

end-to-end delivery of the physical UK Pavilion and will be responsible for taking forward HMGs creative vision, and delivering a design that can be built in the timeframes; with the materials available; can deliver our key messages and visitor experience; and meets Japanese construction regulations.

The Contractor will then be responsible for managing the construction of the designed UK Pavilion (using appropriately licenced contractors that can build in Japan), fitting it out, maintaining it for the six (6) months of Expo, and then decommissioning it at the end of Expo. The Contractor will be responsible for managing any required consortium group members, subcontractors, or supply chain partners required to deliver the requirement via the proposed "Integrator" delivery model outlined in the Scope (available via the e-tendering portal Jaggaer, using the link stated in this notice).

Services that the Contractor may be required to integrate into the end-to-end delivery for this contract may include (but are not limited to): Architectural services (including licensed Japanese Architect of Record); licensed Japanese General Construction Services; Prefabrication/Modular Build Services, Fit-Out Services; and any other services required to design, construct, maintain, repair (if required), and decommission the UKP. For clarity, the DBMD delivery model does not include requirements for full operational services (such as staffing, events, hospitality etc) during the Expo.

Please see section II.2.4 of this notice for further information on this procurement.

II.1.5) Estimated total value

Value excluding VAT: £24,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 45212310 - Construction work for buildings relating to exhibitions
- 45212600 - Pavilion construction work
- 45223810 - Prefabricated constructions
- 50800000 - Miscellaneous repair and maintenance services

- 71220000 - Architectural design services
- 71530000 - Construction consultancy services
- 79930000 - Specialty design services
- 79993000 - Building and facilities management services

II.2.3) Place of performance

NUTS codes

- JP - Japan
- UK - United Kingdom

Main site or place of performance

The Client is headquartered in the UK, however, the pavilion is to be built, maintained, and decommissioned in Osaka, Japan, so the Contractor will need the ability to operate in both.

II.2.4) Description of the procurement

HMG is seeking to procure a Contractor to Design, Build (including Fitout), Maintain, and Decommission the UK Pavilion at Expo 2025 Osaka. All services required (including any specific works for the construction, and goods for the fitout) will be delivered through a single contract.

The proposed contract, a modified NEC4 Engineering and Construction Contract - Option F (Management), is divided into six (6) works packages to be delivered up to maximum budget cap of £24million (excluding all applicable taxes as permitted under the contract):

1. Management
2. Design & Surveys
3. Construction
4. Fitout
5. Maintain
6. Decommission

Although HMG has stipulated the Integrator Delivery Model in the Scope, it will be up to

the Contractor to propose how it intends to resource that model - the Contractor will need to provide the Management package, however can choose to provide any of the other packages themselves or use subcontractors, supply chain partners, or form a consortium and utilise other group members for specific services.

For full details of the Procurement, including the scope (specification), proposed contract, the creative agency's design pack, and evaluation criteria (responses to which will form the Contractor's Tender), interested parties must access the full suite of procurement documentation via the e-tendering portal Jaggaer (using the link stated in this notice).

NOTE: you are reminded that by accessing the procurement documentation you are bound by the confidentiality terms of the competition (as stated in the ITT) and information should not be shared wider than your organisation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £24,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

4 September 2023

End date

31 March 2027

This contract is subject to renewal

Yes

Description of renewals

The Completion Date for the Services/Works is 31st March 2026, followed by a 12-month defects correction period, taking the contract to 31st March 2027. Following this period, the contract may be extended in as many periods as necessary to a total of 12 months in aggregate

II.2.10) Information about variants

Variants will be accepted: No

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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: [2023/S 000-012401](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

19 July 2023

Local time

12:00pm

Changed to:

Date

21 July 2023

Local time

12:00pm

See the [change notice](#).

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 4 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

19 July 2023

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.4) Procedures for review

VI.4.1) Review body

Department for Business & Trade

Old Admiralty Building, Admiralty Place

London

SW1A 2DY

Country

United Kingdom