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Tender

Procurement of a Consultant to provide Project Management and Quantity Surveyor Services for a Major Compound Remodelling and Refurbishment Project, Tokyo, Japan

Foreign Commonwealth and Development Office

F02: Contract notice

Notice identifier: 2024/S 000-017785

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

Published 7 June 2024, 4:49pm

Section I: Contracting authority

I.1) Name and addresses

Foreign Commonwealth and Development Office

King Charles Street

London

SW1A 2AH

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

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

<https://fcdo.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://fcdo.bravosolution.co.uk/>

Tenders or requests to participate must be submitted to 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

Procurement of a Consultant to provide Project Management and Quantity Surveyor Services for a Major Compound Remodelling and Refurbishment Project, Tokyo, Japan

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 is tendering for the provision of Project Management and Quantity Surveyor Services for the delivery of a Major Compound Remodel and Refurbishment Project at the British Embassy, Tokyo, This Procurement Process is being run in accordance with the Open Procedure under Regulation 27 of the Public Contracts Regulation 2015.

II.1.5) Estimated total value

Value excluding VAT: £2,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71242000 - Project and design preparation, estimation of costs
- 71244000 - Calculation of costs, monitoring of costs
- 71540000 - Construction management services
- 79994000 - Contract administration services

II.2.3) Place of performance

NUTS codes

- JP - Japan
- UK - United Kingdom

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 is tendering for a 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 security 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.
- Provide a Cost Management team that is both located in the UK and Tokyo. The UK element must have experience of the NEC contract and be lead Cost Manager.
- UK based individuals are to be security 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 initial appointment for the Consultant will be for Phase 1 of the Major Compound Remodelling and Refurbishment Project, Tokyo, Japan with a completion date of 31 July 2027. The FCDO reserve the right to appoint the Consultant to deliver services for Phase 2 and Phase 3 of the project and extend the contract term accordingly.

Please note that the Contract term allows for a 52 week defect period.

The estimated value of the service is £1.5m-£3m, including Phases 1-3.

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: £2,000,000

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

Start date

2 September 2024

End date

31 July 2028

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The initial appointment for the Consultant will be for Phase 1 of the Major Compound Remodelling and Refurbishment Project, Tokyo, Japan with a completion date of 31 July 2027. The FCDO reserve the right to appoint the Consultant to deliver services for Phase 2 and Phase 3 of the project and extend the contract term accordingly.

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: [2024/S 000-015256](#)

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

Date

19 July 2024

Local time

12:00pm

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

19 July 2024

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Important Information for all Potential Suppliers

In order to participate and gain access to the Invitation To Tender pack, potential suppliers should 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, search for project reference project_1053 and itt_6445

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 & Development Office

Commercial Directorate, King Charles Street

London

SW1A 2AH

Country

United Kingdom

Internet address

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

VI.4.2) Body responsible for mediation procedures

Centre for Effective Dispute Resolution

London

EC4M 8BU

Country

United Kingdom

Internet address

<https://www.cedr.com/>