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Planning

Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton & Cromwell Highwalk) Phase 2

City of London Corporation

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-020455

Procurement identifier (OCID): ocds-h6vhtk-047aae

Published 4 July 2024, 2:22pm

Section I: Contracting authority

I.1) Name and addresses

City of London Corporation

Guildhall

London

EC2P 2EJ

Contact

Lewis Dance

Email

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Telephone

+44 2076063030

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

www.cityoflondon.gov.uk

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton & Cromwell Highwalk) Phase 2

Reference number

prj_COL_21571

II.1.2) Main CPV code

- 45200000 - Works for complete or part construction and civil engineering work

II.1.3) Type of contract

Works

II.1.4) Short description

The Barbican Estate is grade 2 listed with a multitude of uses including an arts centre, 2014 dwellings, exhibition halls, cinemas, restaurants theatres, gallery space and a large conservatory. Designed and constructed in the 1960s and 1970s by architects Chamberlin, Powell and Bon the Barbican Estate represents a prominent example of brutalist architecture. The publicly accessible podium provides a pedestrian only elevated walkway connecting the residential towers, terraces and the Barbican Centre. The existing podium is predominantly made up of brick tiles with areas of defined planting set within the podium.

The existing podium deck and waterproofing membrane has become damaged and is leaking into the buildings below including the Exhibition Halls.

The City of London, as the owner and manager of the estate, is currently undertaking a large-scale refurbishment of the podium deck. Phase 1 of this refurbishment was completed in 2015, this project will focus on Phase 2; a 18,344sqm area along the northern portion of the estate. Several more phases are expected to be required in order to repair other parts of the podium. An initial feasibility study was undertaken that demonstrated several reasons for this including:

- the drainage system;
- damage to the waterproofing;
- shallow crossfalls;
- detailing of the expansion joints.

The podium deck needs be taken up to replace and repair the damaged waterproofing membrane. Works were completed on phase 1 in 2015. This project builds on the lessons learned from phase 1 for the area identified as phase 2.

Surface refurbishment, replacement of waterproofing membrane, remedial works to drainage infrastructure, and landscaping works to Barbican Podium Phase 2, 1st Priority Zone.

II.1.5) Estimated total value

Value excluding VAT: £18,500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI4 - Inner London – East

II.2.4) Description of the procurement

Surface refurbishment, replacement of waterproofing membrane, remedial works to drainage infrastructure, and landscaping works to Barbican Podium Phase 2, 1st Priority Zone.

II.2.14) Additional information

The tender will be an open procedure with a likely go live date of September 2024. The tender period will be circa three months with a close return date of end of November 2024. Award of tender is anticipated to be June 2025 with a start on site by September 2025. The anticipated construction duration is circa 24 months with an approximate range of construction value £18million-£20 million.

II.3) Estimated date of publication of contract notice

2 September 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

This project is needed, as the existing waterproofing membrane at the podium has deteriorated and can no longer fully protect the concrete structure or spaces below the podium from water ingress. Leaks are already occurring due to this issue and will further escalate until addressed. The water ingress has also caused damage to parts of the podium surface. The completed project will ensure that internal areas in and around the podium are protected from future water ingress. This project will result in improved water management. This means water can be discharged efficiently through the internal drainage system.

With the requirement to remove all the of hard standing build up, planting and street furniture to replace the damaged waterproofing membrane there is a unique opportunity to review the design layout and function of the podium. The City of London's Climate Action Strategy and the Biodiversity Action Plan required a more sustainable approach to the podium. Increased greening, enhanced biodiversity and provision of water attenuation all became integral factors to the project brief. The Barbican podium is the largest public open space located within the City of London. The development of the brief also required an improvement in access, amenity value and safety. This evolution to the brief will provide a more holistic design approach for the podium and future proof it's use for future generations.

Contractors will be expected to demonstrate previous experience in this type of work and value including installation of the Triflex waterproofing membrane system.

Interested contractors should contact the person named at I.1 for further information.