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Tender

Digbeth (Tea Factory) - FIT OUT

BBC (British Broadcasting Corporation)

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

Notice identifier: 2025/S 000-022397

Procurement identifier (OCID): ocids-h6vhtk-051657

Published 16 May 2025, 5:38pm

Scope

Description

The requirement is summarised below:

The BBC are looking to appoint a contractor to carry out fit-out works at their new home at The Tea Factory in Digbeth. The BBC's current home to its 650 staff is The Mailbox. Staff are expected to move from The Mailbox to The Tea Factory in 2027.

Stoford (with BAM) started redeveloping The Tea Factory from a derelict building to a Shell and Core office¹ in January 2024. They are making good progress and expect to complete their works in late December 2025.

¹ As part of the Shell and Core, Stoford and BAM are also building the walls and lids to the Technical Rooms (i.e., Studios, Edit Suites, etc).

The fit-out works are expected start on site date in early January 2026 and be completed by no later than the end of September 2026.

The fit-out is over four floors (Ground, 1, 2 and 3) with a plant area on the roof. The scope of fit-out works includes:

- Finishes (including acoustics) to the Technical Rooms:
 - o 8x Radio Studios.
 - o 10x Edit Suites.
 - o 1x TV Studio.
 - o 1x TV Studio Gallery.
 - o 1x Lecture Theatre.
 - o 4x Apparatus Rooms.
- Construction of Radio Drama Studio and Control Room including a 'Dead Room'.
- Construction of six meeting rooms with structural lids.
- All M&E to the floor plates and all rooms / spaces.
- Raised access floor.
- Acoustic finishes.
- Wall and floor finishes.
- FF&E (excluding technical rooms).

Design of the works has been progressed to RIBA Stage 4 by BBC Workplace with support from the following consultants:

- J4 Projects Project Managers
- MGAC Cost Consultant
- AWW Architects
- IDSR Interior Designers
- CMB MEP Design
- Arup Structural Engineer
- Ion Acoustics Acousticians

The works will be procured under the JCT 2024 D&B Contract.

The BBC does not intend to novate the designers to the contractor; however, it may be acceptable for the contractor to directly appoint the designers if they (a) deem it to be beneficial for the project and (b) can demonstrate that any associated risks (e.g., conflicts of interest) can be mitigated.

Total value (estimated)

- £10,400,000 excluding VAT
- £13,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 15 December 2025 to 30 September 2026
- 9 months, 17 days

Main procurement category

Works

CPV classifications

- 45262700 - Building alteration work

Contract locations

- UKG31 - Birmingham

Participation

Legal and financial capacity conditions of participation

See tender documents

Technical ability conditions of participation

See tender documents

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

9 June 2025, 2:00pm

Submission type

Requests to participate

Deadline for requests to participate

16 June 2025, 2:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

3 to 4 suppliers

Selection criteria:

See tender documents

Award decision date (estimated)

11 July 2025

Award criteria

Name	Type	Weighting
quality	Quality	70%
Cost	Cost	30%

Other information**Payment terms**

See tender documents

Description of risks to contract performance

See tender documents

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership

(CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The BBC are looking to appoint a contractor to carry out fit

-out works at their new home at

The Tea Factory in Digbeth. The BBC's current home to its 650 staff is The Mailbox.

2.6 The following is a very brief summary of the stages of this Procurement:

2.6.1 Conditions of Participation Stage: during this stage, the BBC will assess each supplier's legal and financial capacity to perform the Contract and technical ability to perform the Contract. Suppliers must complete and submit a Request to Participate through the Portal. The BBC will assess and score each Request to Participate. The top-scoring suppliers will be shortlisted and invited to submit an Initial Tender. Suppliers who are not shortlisted will be eliminated from the Procurement. No tender or pricing information is submitted or evaluated during the Conditions of Participation Stage. Full details of this stage are set out in section 5 below.

2.6.2 Initial Tender Stage: only those suppliers who were shortlisted at the conclusion of the

Conditions of Participation Stage will be invited to the Initial Tender Stage. During this stage, Suppliers will prepare and submit their Initial Tenders. The BBC will evaluate these and provide feedback to the Suppliers. Full details of this stage are set out in the Draft ITT.

2.6.3 Final Stage: during this stage, Suppliers will be invited to participate in certain activities before submitting a Final Tender. The BBC will evaluate these and provide feedback to the Suppliers. The top-scoring Supplier[s] will be awarded the Contract. Outline details of this stage are set out in the Draft ITT.

The fit-out works are expected start on site date in early January 2026 and be completed by no later than the end of September 2026.

Documents

Documents to be provided after the tender notice

AS PART OF THIS UK COMPETITIVE FLEXIBLE PROCEDURE - WITH SEPARATE PARTICIPATION STAGE , THE INVITATION TO TENDER FOR A FIT-OUT CONTRACTOR FOR THE TEA FACTORY, DIGEBTH WILL BE ISSUED ON 11TH JULY 2025

Contracting authority

BBC (British Broadcasting Corporation)

- Public Procurement Organisation Number: PJRB-3233-GTQL

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Organisation type: Public authority - sub-central government