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Planning

Bastion House Soft Strip Out Contractor

The Mayor and Commonalty and Citizens of the City of London

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-022753

Procurement identifier (OCID): ocids-h6vhtk-051749 ([view related notices](#))

Published 19 May 2025, 3:17pm

Scope

Description

The City of London Corporation (the City) invites Tenders for the provision of Soft Strip Out works to Bastion House.

Bastion House is an office block located in the Barbican area of the City of London, designed by Powell and Moya it was completed in 1976. The Works will comprise of the soft strip out to Bastion House, from and including Levels 3-15 on a fixed price lump sum basis.

The tenderers are required to submit tenders comprising of comprehensive responses to the ITT 'quality' questions outlined in the Quality Questionnaire & ITT documents alongside a Commercial submission addressing the requirements outlined below. The scoring criteria and weighting between the 'quality', 'commercial' and 'Responsible Procurement' sections is outlined within the ITT. All sections must be provided in order for a tender to be evaluated as compliant.

Contractors are to provide a fixed price for the following elements of work, removal and disposal of:

For the below please refer to MEP and Fabric Strip out specification and technical

preliminaries document in the tender documents (Section B).

- All interior fixtures, fittings & furnishings.
- Internal ceilings/false ceilings & soffit finishes.
- Non-load bearing partitions, internal walls.
- Removal of all raised floors & floor coverings.
- All joinery, door frames/architraves.
- Temporary removable structures.
- All non-structural furnishings, finishes & fittings to internal areas.
- MEP Scope defined as per MEP and Fabric Strip out specification and technical preliminaries document' found in Section B of the Tender Documents.
- Removal of Asbestos as per BH Addendum Specification 001
- Temporary lighting, power, water and services requirements. To be maintained by Client following Practical Completion.

Total value (estimated)

- £1,400,000 excluding VAT
- £1,680,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 30 June 2025 to 31 December 2027
- 2 years, 6 months, 1 day

Main procurement category

Works

CPV classifications

- 45111000 - Demolition, site preparation and clearance work

Contract locations

- UKI - London

Engagement

Engagement deadline

7 April 2025

The engagement was carried out before this notice was published.

Engagement process description

The City of London Corporation initiated a Pre-Market Engagement (PME) for the Bastion House soft strip-out and demolition project (Levels 3-15). The PME process aimed to engage potential contractors by providing them with project details to inform their submissions and gather insights to support future tendering.

Pre-Market Engagement Details:

PME Period: The PME exercise took place from March 31 to April 7, 2025.

Invitation to Participate: Invitations were issued to contractors, requesting submissions including company details, relevant experience, and asbestos removal accreditations.

Outcomes:

Supplier Responses: Two suppliers responded within the PME period, providing details of their experience and qualifications.

Supplier Experience: Both suppliers demonstrated extensive experience in demolition, asbestos removal, and soft strip works. They also provided case studies of similar projects, ensuring that they meet the required safety and compliance standards for asbestos removal.

Next Steps: The PME exercise has now concluded, and the information gathered will inform the open below-threshold tender process set to be published this week.

This PME exercise has successfully engaged potential contractors, ensuring that the City of London Corporation is ready to move forward with the open below-threshold tender process, ultimately selecting a contractor based on price, technical expertise, and responsible procurement practices.

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

21 May 2025

Contracting authority

The Mayor and Commonalty and Citizens of the City of London

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