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Planning

Procurement of a Contractor to build new British Embassy, Beijing

Foreign Commonwealth and Development Office

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-026157

Procurement identifier (OCID): ocds-h6vhtk-048ba6

Published 16 August 2024, 2:19pm

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

Additional information can be obtained from 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 Contractor to build new British Embassy, Beijing

Reference number

Estates-11519-2024

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Foreign Commonwealth and Development Office ("FCDO") intend to engage the market in relation to this project as part of early market engagement activity in accordance with Regulation 40 of the Public Contracts Regulations 2015. The purpose of this PIN is to initiate market engagement and is not being used as a call for competition.

This PIN is intended to:

1. Engage with and inform the market of the FCDO's requirements, enabling potential Contractors to better understand the scope of the requirement and the approach to the procurement process;
2. Provide detail of the upcoming early market engagement event which will be held at a venue in Central London (TBC) on 30th September 2024. Details on how to register for this event is provided in section VI.3 (Additional Information); and,
3. Seek feedback from the market to validate the proposed packages and phasing of works along with the proposed procurement and contract approach for this project.

The FCDO are seeking feedback from a range of Contractors who are interested in delivering all or part of the works.

Whilst this PIN is being issued under the Public Contract Regulations 2015, subject to the commencement date of this Procurement, the Procurement will be run in accordance with the Procurement Act 2023.

II.1.5) Estimated total value

Value excluding VAT: £100,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

- 45300000 - Building installation work
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71315200 - Building consultancy services

II.2.3) Place of performance

NUTS codes

- CN - China

Main site or place of performance

Beijing

II.2.4) Description of the procurement

The FCDO is seeking market engagement to validate its approach to packages, phasing, and contract and procurement strategy to demolish and re build its new Beijing Embassy, Ambassadors Residence and Staff accommodation block and gatehouses.

Planning permission has been submitted in Beijing seeking the approval of the proposed design.

The works are split across two adjacent sites in Beijing which currently provide both Embassy office space and HMA Residence. The sites will be fully demolished and new build assets will be provided and linked.

The proposed construction phasing is:

Phase 1 – New Embassy Site

- Demolish HMA Residence
- New build underground carpark
- New build Embassy
- New build Guardhouse
- Landscaping works

- Move staff from existing Embassy site

Phase 2 – New Residence Site

- Demolish existing offices and ancillary buildings
- New build underground carpark
- New build HMA Residence
- New build staff accommodation
- New build Guardhouse
- Landscaping

The estimated value of each Phase is as detailed below:

Construction Value excluding VAT: £100m

Phase 1 - £60m

Phase 2 - £40m

Please note that the value stated is an estimate at this stage and will be finalised following further analysis and confirmed within the Contract Notice.

The market engagement seeks to understand the optimal approach to procure packages of work from both local and international Contractors to deliver the works.

The preferred form of contract is NEC4 Engineering and Construction Contract. However, the use of FIDIC is being considered for some or all of the works. The intention is to test this as part of the market engagement.

The procurement is planned to commence in Spring 2025, with an anticipated award date of December 2025, please note at this stage these dates are subject to change.

II.3) Estimated date of publication of contract notice

1 March 2025

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

FCDO is seeking feedback from the market on our procurement approach and wish to understand capacity and interest to provide works in relation to the British Embassy, Beijing. This notice is being published to advertise a forthcoming early market engagement event, which will be held on 30th September 2024 at a venue in Central London (TBC). The event is scheduled to run from 10:00am (BST) until 12 noon, where FCDO will introduce the project requirements.

Potential Contractors are kindly requested to provide the names of those who wish to attend, please note that due to capacity, FCDO may be required to limit the number of attendees per Contractor.

Contractors wishing to attend the forthcoming market engagement event should register their interest by email to mollie.giuffrida@fcdo.gov.uk by 16th September 2024.

Following the market engagement event, FCDO may issue a questionnaire and or offer follow up 1-2-1 engagement sessions with relevant Contractors who are interested in the requirement and or have useful market information to share.

The contracting authority will consider the feedback received to help inform its procurement approach and further decision making. For the avoidance of doubt, this market approach is not part of a formal procurement process, and the contracting authority is not committing, at this stage, to carrying out such a process. The FCDO reserves the right to change the process at any stage and to undertake this procurement using alternative routes.

Participation or non-participation in this market engagement exercise shall not prevent any supplier participating in a potential future procurement, nor is it intended that any information supplied as part of this exercise shall place any supplier at an advantage in a potential procurement process. No formal assessment of capability or down selection of bidders will be carried out in relation to any responses received as a result of this.

The requirement will be procured via the Foreign, Commonwealth and Development Office's e-procurement portal: <https://fcdo.bravosolution.co.uk>. Suppliers, not currently registered on the portal, who are interested in being considered for this opportunity must self-register on the site in order to participate - registration is free and instantaneous.

Please note, the information contained within this Prior Information Notice (PIN) is subject to change.