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Planning

## **Upcoming procurement of a Contractor to provide Compound Refurbishment and Revelopment Works for the British Embassy, Tokyo**

Foreign Commonwealth and Development Office

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-026897

Procurement identifier (OCID): ocds-h6vhtk-049320

Published 22 August 2024, 3:59pm

### **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](mailto:mollie.giuffrida@fcdo.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.gov.uk/fcdo/](http://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

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Upcoming procurement of a Contractor to provide Compound Refurbishment and Redevelopment Works for the British Embassy, Tokyo

Reference number

ESND-9266-2023

#### **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”) is issuing this Prior Information Notice to inform the market of its intention to procure a Main Contractor to deliver Compound Refurbishment & Redevelopment Works for the British Embassy, Tokyo

The purpose of this PIN is to alert the market of the upcoming procurement activity and is not being used as a call for competition.

This Procurement Process will be run in accordance with the Restricted Procedure under Regulation 28 of the Public Contracts Regulation 2015. It is anticipated that the Contract Notice and Selection Questionnaire for this procurement will be published on 30th August 2024.

Please refer to section II.2.4 Description of the Procurement for details in relation to the requirement.

#### **II.1.5) Estimated total value**

Value excluding VAT: £25,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

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

### **II.2.3) Place of performance**

NUTS codes

- JP - Japan

Main site or place of performance

Tokyo, Japan

### **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 FCDO is seeking to procure a suitably qualified and experienced Main Contractor to deliver Phase 1; design and build contract for the refurbishment and remodelling of the British Embassy in Tokyo.

The project Scope of works for Phase 1 is:

- Remodel and refurbish the 'New Building' Embassy office building to accommodate all staff on the compound. This includes, but is not limited to replacement of mechanical and electrical systems, building fabric upgrades and internal office fit out.
- Accessibility and sustainability improvements
- Refurbishment of guardhouses, garage block and associated plant rooms. This includes, but is not limited to replacement of mechanical and electrical systems, security systems, building fabric upgrades and internal fit out.

- Complete structural works to ensure seismic compliance to the boundary walls.
- Complete associated landscaping.
- Design, Install, test and commission baseline site wide utilities infrastructure. This includes but is not limited to provision of a new HV substation with LV transformers, generators, and associated fuel tank, with onward connectivity to the remaining Embassy site.
- Completion of surveys to inform Phase 2 and 3 design.
- Develop the RIBA Stage 3 design and complete the RIBA Stage 4/Japanese equivalent design.
- Supply, install, test and commission all construction, mechanical and electrical works and hand them over to the existing onsite maintenance supplier at the end of the project

The estimated value of the works is in the region of £20-£30m.

The Form of contract will be the NEC4 Engineering and Construction Contract (ECC), Option A, as amended.

The procurement is planned to commence on 30th August 2024, with an anticipated award date of June 2025, please note at this stage these dates are subject to change.

### **II.3) Estimated date of publication of contract notice**

30 August 2024

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## **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

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## **Section VI. Complementary information**

### **VI.3) Additional information**

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.