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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

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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

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

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

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.