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Tender

Procurement of Compound Refurbishment & Redevelopment Works for the British Embassy, Tokyo

Foreign Commonwealth and Development Office

F02: Contract notice

Notice identifier: 2024/S 000-027793

Procurement identifier (OCID): ocds-h6vhtk-049320

Published 30 August 2024, 3:10pm

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

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

Tenders or requests to participate must be submitted to 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 Compound Refurbishment & 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) issues this Selection Questionnaire (“SQ”) for the Procurement of a Main Contractor to provide Compound Refurbishment & Redevelopment Works for the British Embassy, Tokyo in accordance with the UK Public Contract Regulations 2015 as amended by the Public Procurement (EU Exit) Regulations 2020. This Procurement Process is being run in accordance with the Restricted Procedure under Regulation 28 of the Public Contracts Regulation 2015.

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' (Block B) 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 throughout Phase 1;
- Refurbishment of guardhouses (Block A), garage block and associated plant rooms (Block E). 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 (Block G);
- Complete associated landscaping;
- Design, Install, test and commission baseline site wide utilities infrastructure in Phase 1. 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 the Phase 2 and 3 design; and
- 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 in accordance with the Scope;

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 deadline for Selection Questionnaires response is 11/10/2024 12:00 UK Time.

The anticipated ITT publication date will be the end of November 2025 with an award date of June 2025, please note at this stage these dates are subject to change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £25,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Maximum number: 7

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-026897](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

11 October 2024

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

29 November 2024

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Important Information for all Potential Tenderers

In order to participate and gain access to the Invitation To Tender pack, potential suppliers should access the FCDO's e-procurement portal, JAGGAER ONE, available via the below link.

URL: <https://fcdo.bravosolution.co.uk/web/login.html>

Once logged in, search for project reference project_9266 and pqq_1716

If a potential tenderer is not registered on the portal, click the link above (or copy and paste the link into your web browser) to be taken to the home page. Click the "Click here to register!" button, and follow the on-screen instructions to complete registration.

Registration takes approximately 5 minutes and is free of charge.

Two-Factor Authentication (2FA)

Potential tenderer should note that two-factor authentication will be required to access the FCDO's e-procurement portal, JAGGAER ONE, which requires Google Authenticator to be downloaded onto a mobile device. For more information in relation to two-factor authentication, a guide can be accessed by clicking the link on the home page of the FCDO's e-procurement portal, JAGGAER ONE.

VI.4) Procedures for review

VI.4.1) Review body

Foreign, Commonwealth and Development Office

Commercial Directorate, King Charles Street

London

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Centre for Effective Dispute Resolution

London

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Foreign, Commonwealth and Development Office

Commercial Directorate, King Charles Street

London

Country

United Kingdom

Internet address

<https://www.gov.uk/government/organisations/foreign-commonwealth-development-office>