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Planning

Market engagement on plans to deliver the renewal of the Barbican Arts Centre building services infrastructure

City of London Corporation

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-029919

Procurement identifier (OCID): ocds-h6vhtk-040aed

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Section I: Contracting authority

I.1) Name and addresses

City of London Corporation

Guildhall

London

EC2P 2EJ

Contact

James Carter

Email

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Telephone

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Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

www.cityoflondon.gov.uk

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Market engagement on plans to deliver the renewal of the Barbican Arts Centre building services infrastructure

Reference number

Major/BRP/02

II.1.2) Main CPV code

- 45200000 - Works for complete or part construction and civil engineering work

II.1.3) Type of contract

Works

II.1.4) Short description

This notice is published to advertise a market engagement exercise being conducted by the City of London Corporation (The City), the owners of the Barbican Arts Centre. The City wishes to engage with suppliers who have experience of dealing with projects of a similar nature and similar facilities to the Barbican Arts Centre, in order to determine a procurement route that is compatible with market requirements. The City wish to procure a contracting partner to deliver the total renewal of the Barbican Arts Centre's building services infrastructure whilst minimising the disruption to operations of one of Europe's largest Arts Centres. Further details are contained in this notice at section II.2.4 which sets out the issues on which the City is seeking feedback and views from the market.

The contract value is expected to be between £50m and £150m over a multi phased period (5 to 10 years). The first phase of the contract is expected to be between £5m and £10m and take place in 2024/2025. Any subsequent phases of the contract will be subject to funding and there is no guarantee of any works at this stage.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45220000 - Engineering works and construction works
- 45300000 - Building installation work
- 45400000 - Building completion work

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

Barbican Centre, Silk Street, London, EC2Y 8DS

II.2.4) Description of the procurement

The aim of the Barbican Renewal programme is to renew the Barbican Art Centre building and infrastructure so that it continues to meet the needs of 21st century artists, audiences, and communities.

Reflecting the Barbican's organisational purpose to be a creative catalyst for arts, curiosity and enterprise, this investment programme in the Grade II listed complex will celebrate the Barbican's vision and design heritage, while responding to the creative opportunities and challenges of the future.

The Barbican Renewal programme aims to deliver a leading example of sensitive and sustainable conservation and retrofit for one of the UK's most significant post war buildings, with the aim of:

- Repairing the Barbican building to ensure it can continue to function long into the future, through an urgent programme of replacement and upgrade of key building systems
- Better connecting the Barbican as a place for everyone by re-connecting the Centre to its surroundings. This will involve creating a better sense of welcome, providing more reasons to visit, improving wayfinding and accessibility, and delivering new and improved public spaces
- Bringing underused spaces into new creative use – without adding an extra square metre of development. This includes investing in existing venues and bringing spaces that have laid dormant for years back to life, putting art and creativity at the heart of their future use

- Responding to the climate emergency and put sustainability at the heart of plans, contributing to the City of London's net zero ambitions and investing in environmental improvements that reduce water usage and increase biodiversity across the site

Since the appointment of a design team in 2022 – led by Allies & Morrison, Asif Khan Studio and Buro Happold – in depth conversations, workshops and listening exercises have been held with the public and stakeholders to better understand people's aspirations and priorities for the Centre and inform the development of early design ideas.

From the initial design work and condition surveys it is clear that the existing (40 years old) building services infrastructure will require total renewal in the near future. This work needs to be carefully planned in the context of live operational Arts Centre that is committed to delivering many pre-booked Arts programmes in all venues.

The engineers (Buro Happold) are developing the masterplan of the MEP infrastructure upgrade, considering low carbon technology and predicted future climate change. This will be defining the long-term future infrastructure principle of the Barbican Arts Centre. The City require a suitably experienced MEP contractor to partner with and deliver the building services renewal in accordance with the masterplan. The first phase of the masterplan will address the most urgent works and is likely to involve the replacement and upgrade of elements of HVAC and electrical works etc.

Further phases of work will be developed with the contacting partner until the building services infrastructure is fully renewed.

The City wish to ensure the procurement approach is appropriate for the market and an equitable arrangement is developed for the appointment of a long-term contracting partner.

II.3) Estimated date of publication of contract notice

8 January 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

Suitably qualified contractors wishing to participate in the market engagement exercise should contact the person named in section I.1. The City will be seeking responses to a small number of key questions to help inform the procurement strategy. The deadline for participation in this engagement exercise is 8th November 2023 and depending on the information provided, the City may seek to follow up with individual respondents or groups of respondents. Participation in this market engagement exercise is not a requirement for participation in any forthcoming procurement, which shall be formally commenced through publication of a contract notice.