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Tender

Barbican Renewal Programme Cost Consultant services

The Mayor and Commonalty and Citizens of the City of London

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-030435

Procurement identifier (OCID): ocds-h6vhtk-054410 ([view related notices](#))

Published 6 June 2025, 8:52am

Scope

Reference

prj_161

Description

The City invites Bidders to complete and submit a request to participate in the Procurement for the provision of Barbican Renewal Cost Consultant services.

The contract for Cost Consultant services will cover a series of major capital projects that will form the first phase of the Renewal programme, which will be delivered between 2025 and 2030.

Design for projects in this first phase of work is at RIBA Stage 3. This cost consultant contract will cover RIBA Stage 4-7 of this first phase of Barbican Renewal.

Projects that form this first phase of work include:

- A full restoration and refurbishment of the Barbican Conservatory

- Foyers, Lakeside and Catering Block, including lakeside waterproofing, conservation led fabric upgrades, foyer improvements, catering block shell and core works, accessibility and MEP upgrades
- Major wayfinding improvements across the site
- Refurbishment and fit out of Barbican back of house and support spaces
- A central MEP infrastructure replacement programme
- Ancillary projects to address urgent needs and that respond to wider Barbican Renewal Programme opportunities

Full details can be found in the tender documents.

Total value (estimated)

- £1,250,000 excluding VAT
- £1,500,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 30 September 2030
- 5 years

Main procurement category

Services

CPV classifications

- 71324000 - Quantity surveying services
- 71242000 - Project and design preparation, estimation of costs

Contract locations

- UK - United Kingdom

Participation

Legal and financial capacity conditions of participation

As set out in the tender documents

Technical ability conditions of participation

As set out in the tender documents

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

30 June 2025, 4:00pm

Submission type

Requests to participate

Deadline for requests to participate

7 July 2025, 12:00pm

Submission address and any special instructions

This tendering exercise is being undertaken using the electronic tendering system 'City of London Corporation Sourcing & Contracts Portal' (<https://cityoflondon.ukp.app.jaggaer.com/>). Suppliers will need to register an interest on the system in order to participate and registration is free.

The estimated contract value given at sections 31 and 32 ("Total Value") is for the full duration of the contract including the maximum possible extensions. The estimated annual contract value is therefore £250,000

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Minimum 6 suppliers

Selection criteria:

Suppliers will be required to meet the conditions of participation set out in the tender documents. These include minimum requirements for financial capacity, insurance, modern slavery and data protection. In addition suppliers will be required to respond to scored questions regarding experience. The highest scoring bidders who meet the conditions of participation will be invited to participate in the next tender stage in accordance with the methodology set out in the tender documents.

Award decision date (estimated)

8 September 2025

Award criteria

Name	Description	Type	Weighting
Technical	Suppliers will be required to submit responses to a number of sub-weighted questions relating to cost estimating and reporting, client collaboration,, tendering and procurement and proposed delivery team structure. In addition all shortlisted suppliers will be required to attend a scored interview.	Quality	55%

Name	Description	Type	Weighting
Commercial	Suppliers commercial responses will be evaluated against total contract cost and resources. The commercial evaluation methodology is set out in the tender documents.	Cost	30%
Responsible Procurement	Suppliers will be required to submit responses to set out how they will deliver against a chosen option from the City of London Corporation Social Value menu. The Social Value menu is provided with the tender documents.	Quality	15%

Other information

Payment terms

As set out in the tender documents

Description of risks to contract performance

The requirements are to provide the contracted services to the end of the first phase of works. The contract may require modification in the event of project overrun to ensure continuation of service and technical expertise is retained from the cost consultant (for example to provide additional goods, services or works).

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This Competitive Flexible Procedure will be conducted in two (2) stages:

- Stage 1 - Invitation to Participate (ITP)
- Stage 2 - Invitation to Tender (ITT)

The Invitation to Participate (ITP) will comprise of Suppliers being asked to meet the conditions of participation and respond to a number of technical questions based on previous contract experience / contract examples. Following assessment of the responses, the City will notify suppliers in writing to confirm the outcome of the assessment and whether or not they have been successfully shortlisted to participate in the ITT stage of this procurement. The assessment will be undertaken in accordance with the methodology set out in the tender documents.

Reduced tendering period

Yes

Pre-selected tenderers - utilities contract or not central government - minimum 10 days

Justification for not publishing a preliminary market engagement notice

The City has not conducted any Preliminary Market Engagement prior to the issuing of the Notice inviting bidders to submit a request to participate in the Procurement.

The City routinely appoints numerous cost consultants for its construction projects and programmes, and considers the specification, form of contract, commercial model and procurement approach to be well defined and consistent with its approach to appointing such services. In addition the supply market for cost consultancy services is believed to be healthy and there is likely to be a good level of market interest in this contract. The Barbican Renewal Programme has also attracted a high level of market interest from suppliers for all contracts to date.

Documents

Documents to be provided after the tender notice

The City will provide additional documents relating to RIBA stage 3 architectural and engineering reports upon receipt of a completed Non Disclosure Agreement (NDA). The NDA must be requested via the messaging facility on the City of London Corporation Sourcing & Contracts Portal, at the address set out at section 126 of this notice.

Contracting authority

The Mayor and Commonalty and Citizens of the City of London

- Public Procurement Organisation Number: PYQD-1693-MYXR

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Organisation type: Public authority - sub-central government