

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/037886-2023>

Planning

## **Procurement of a Consultant to provide Peer Review, Project Management and Quantity Surveyor Services for a Major Compound Remodelling and Refurbishment at British Embassy, Tokyo**

Foreign Commonwealth and Development Office

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-037886

Procurement identifier (OCID): ocds-h6vhtk-0429af

Published 22 December 2023, 4:19pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Foreign Commonwealth and Development Office

King Charles Street

London

SW1A 2AH

#### **Contact**

Mollie Giuffrida

#### **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

---

## **Section II: Object**

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

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

Procurement of a Consultant to provide Peer Review, Project Management and Quantity Surveyor Services for a Major Compound Remodelling and Refurbishment at British Embassy, Tokyo

Reference number

Estates\_10531\_2023

#### **II.1.2) Main CPV code**

- 71530000 - Construction consultancy services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The Foreign Commonwealth and Development Office ("FCDO") intend to engage the market in relation to this project as part of early market engagement activity in accordance with Regulation 40 of the Public Contracts Regulations 2015. The purpose of this PIN is to initiate market engagement and is not being used as a call for competition.

The Foreign Commonwealth and Development Office (FCDO) is exploring the delivery options for our project to remodel and refurbish the British Embassy Compound in Tokyo.

This PIN is intended to:

1. Engage with and inform the market of the FCDO's potential requirements, enabling potential suppliers to better understand the scope of the requirement and the approach to the procurement process
2. Seek feedback and understand interest from the market to inform FCDO's procurement strategy and approach.

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: £1

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

This contract is divided into lots: No

## **II.2) Description**

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

- 71315200 - Building consultancy services
- 71541000 - Construction project management services
- 79994000 - Contract administration services

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

NUTS codes

- JP - 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 project scope of works is:

- Remodel and refurbish the 'New Building' Embassy office building to accommodate all staff on the compound;
- Refurbish the Ambassador's historic Residence;
- Accessibility and sustainability improvements throughout the compound
- Remodeling of the Chancery Building to become a hosting and conference centre.
- Refurbishment of guardhouses, garage block, plant rooms.
- Creation of new gym / sports facilities and staff clubhouse
- Works to ensure seismic compliance for the boundary wall, especially on the northern

boundary of the site.

The indicative overall project budget is c£100m, including build costs, fit-out costs, professional fees, contingency and Optimism Bias.

The FCDO is considering appointing a Supplier to deliver the following elements of the Project:

- Lead Project Management and Cost Management, including building contract administration, for the RIBA 4 to RIBA 7 stages
- Option to undertake a Peer Review of the RIBA Stage 3 design (Spatial Coordination) and a further Peer Review at the conclusion of the RIBA 4 design (Technical Design).

The Successful Supplier must:

- Provide a suitably qualified and experienced DV cleared Senior Project Manager. This PM can be UK or locally based in Tokyo.
- Have a presence in the Japanese market or be able to partner with a Japanese consultancy. Note: A UK or Japanese consultancy that is currently engaged on the project cannot be part of the peer review team

The form of contract is anticipated to be an NEC4 Professional Services Contract. However, this is subject to change.

If the decision is made to proceed with the procurement, the procurement is planned to commence in February 2024, with an anticipated award date of March 2024. Please note at this stage these are anticipated dates and are subject to change.

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

9 February 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

FCDO is seeking feedback from the market on our procurement approach and wish to understand capacity and interest to provide Peer Review, Project Management and Quantity Surveyor Services for a Major Compound Remodelling and Refurbishment at British Embassy, Tokyo.

This notice is being published to gather feedback from the market and understand potential interest to deliver services. For further information on the project and to request the Expression of Interest form please contact [Mollie.Giuffrida@fcdo.gov.uk](mailto:Mollie.Giuffrida@fcdo.gov.uk). The deadline for submitting an Expression of Interest is 19th January 2024.

FCDO reserve the right to conduct further market engagement activity as appropriate for this procurement, including supplier webinars and 1-1 conversations with potential suppliers who have expressed an interest in this project. Any further market engagement will be run in accordance with Public Contract Regulations.

The contracting authority will consider the feedback received to help inform its procurement approach and further decision making. For the avoidance of doubt, this market approach is not part of a formal procurement process, and the contracting authority is not committing, at this stage, to carrying out such a process. The FCDO reserves the right to change the process at any stage and to undertake this procurement using alternative routes.

Participation or non-participation in this market engagement exercise shall not prevent any supplier participating in a potential future procurement, nor is it intended that any information supplied as part of this exercise shall place any supplier at an advantage in a potential procurement process. No formal assessment of capability or down selection of bidders will be carried out in relation to any responses received as a result of this.

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.