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Tender

Barbican Podium Waterproofing

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 000-037936

Procurement identifier (OCID): ocds-h6vhtk-05120e ([view related notices](#))

Published 7 July 2025, 3:39pm

Scope

Reference

PRJ_178

Description

The City of London Corporation (the City) invites Tenders for the provision of surface refurbishment, replacement of waterproofing membrane and remedial works to drainage infrastructure, and landscaping works to Barbican Podium Phase 2, 1st Priority Zone.

The Barbican Estate is grade 2 listed with a multitude of uses including an arts centre, 2014 dwellings, exhibition halls, cinemas, restaurants theatres, gallery space and a large conservatory. Designed and constructed in the 1960s and 1970s by architects Chamberlin, Powell and Bon the Barbican Estate represents a prominent example of brutalist architecture.

The publicly accessible podium provides a pedestrian only elevated walkway connecting the residential towers, terraces and the Barbican Centre. The existing podium is predominantly

made up of brick tiles with areas of defined planting set within the podium. The existing podium deck and waterproofing membrane has become damaged and is leaking into the buildings below including the Exhibition Halls.

The City of London, as the owner and manager of the estate, is currently undertaking a largescale refurbishment of the podium deck. Phase 1 of this refurbishment was completed in 2015, this project will focus on Phase 2; a 18,344sqm area along the northern portion of the estate. Several more phases are expected to be required in order to repair other parts of the podium. An initial feasibility study was undertaken that demonstrated several reasons for this including:

- the drainage system;
- damage to the waterproofing;
- shallow crossfalls;
- detailing of the expansion joints.

The podium deck needs be taken up to replace and repair the damaged waterproofing membrane. Works were completed on phase 1 in 2015. This project builds on the lessons learned from phase 1 for the area identified as phase 2. Surface refurbishment, replacement of waterproofing membrane, remedial works to drainage infrastructure, and landscaping works to Barbican Podium Phase 2, 1st Priority Zone.

The estimated contract value given at sections 31 and 32 is for the full duration of the contract including the maximum possible extensions. The estimated annual contract value is therefore £12,500,000.00.

Total value (estimated)

- £25,000,000 excluding VAT
- £30,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 June 2026 to 30 June 2028
- 2 years, 1 day

Main procurement category

Works

CPV classifications

- 45261420 - Waterproofing work

Contract locations

- UKI - London

Participation

Legal and financial capacity conditions of participation

Please refer to the procurement documentation

Technical ability conditions of participation

Please refer to the procurement documentation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

6 August 2025, 12:00pm

Tender submission deadline

13 August 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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 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: - Relevant Experience & Contract Examples - Method Statement - Programme - Communication & Engagement - Project Resourcing - Environmental Health - Project Efficiencies	Quality	45%

Name	Description	Type	Weighting
Commercial	Suppliers commercial responses will be assessed against a bill of quantities. The commercial assessment methodology is set out in the tender documents.	Price	40%
Responsible procurement	Suppliers will be required to submit responses to a number of sub-weighted questions relating to: - Minimising Waste - Climate Action - Equality, Diversity & Inclusion - Social Value	Quality	15%

Other information

Payment terms

Please refer to the procurement documentation

Description of risks to contract performance

The contract may require modification in the event of project overrun to ensure continuation

of service and technical expertise is retained from the work contractor (for example to provide additional goods, services or works)..

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

The Mayor and Commonalty and Citizens of the City of London

- Public Procurement Organisation Number: PYQD-1693-MYXR

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City of London

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Organisation type: Public authority - sub-central government