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Planning

## **Lisbon HMA Residence Refurbishment**

Foreign Commonwealth and Development Office

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-038447

Procurement identifier (OCID): ocds-h6vhtk-04c0c4

Published 28 November 2024, 1:17pm

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

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

Foreign Commonwealth and Development Office

King Charles Street

London

SW1A 2AH

#### **Contact**

Amy McQueen

#### **Email**

[commercial.esndcategories@fcdo.gov.uk](mailto:commercial.esndcategories@fcdo.gov.uk)

#### **Telephone**

+44 02070080932

**Country**

United Kingdom

**Region code**

UKM8 - West Central Scotland

**Internet address(es)**

Main address

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

Buyer's address

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

**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

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Lisbon HMA Residence Refurbishment

Reference number

ESND-11860-2024

#### II.1.2) Main CPV code

- 45453100 - Refurbishment work

#### II.1.3) Type of contract

Works

#### 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 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. This PIN is intended to:

1. Engage with and inform the market of the FCDO's requirements, enabling potential contractors to better understand the scope of the requirement and the approach to the procurement process; and
2. To call for suppliers to register their interest in an online event. Details on how to register for this event is provided in section VI.3 (Additional Information). 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: £2,500,000

#### II.1.6) Information about lots

This contract is divided into lots: No

## **II.2) Description**

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

- 45000000 - Construction work

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

NUTS codes

- PT - Portugal

Main site or place of performance

Lisbon, Portugal

### **II.2.4) Description of the procurement**

The Foreign Commonwealth and Development Office (FCDO) are refurbishing and fitting out of the new residence for HMA Residence, Lisbon.

The existing HMA Residence in Lisbon has been leased to FCDO since 2008 and was intended to be a temporary solution. The new site address is: Avenida das Descobertas, 7 Belem Lisbon, located in the Restelos area of Belem.

The property is to be used as residential accommodation for the HMA and for diplomatic use including formal gatherings and occasional overnight accommodation for visiting VIPs. Events can range from formal dinners to large gatherings for hundreds of people.

Therefore, considerable changes are required to make the dwelling suitable for an HMA Residence, inclusive of:

- Completion of the seismic retrofit, security, maintenance, external works & interior design fit out work to provide a first-class Residence in

Lisbon for HMG;

- Effective & timely management of local approvals and the planning approval process;
- Deliver in accordance with Health and Safety management best practices;
- Project must be delivered to challenging timescale to avoid extension of the existing lease.

External Works (all in accordance with SME security recommendations):

- Improved vehicular access to the site, including Hostile Vehicle Mitigation (HVM);
- Improved pedestrian access to the site, including a separate pedestrian gate with video entry, metal detector arch and airlock;
- Secondary emergency pedestrian exit from the site;
- Improved perimeter walling to a minimum of 3m height;
- Parking area (potentially with photo-voltaic panel canopy for shade/ electrical vehicle charging points) including accessible parking space;
- External cycle store for visitors;
- Improved pedestrian/ wheelchair access around the site;
- Bin store;
- External shaded area linked to representational areas;
- Space within the garage for 2 cars and HMA bicycles/ personal gardening equipment; and
- Shed for gardeners, including an electric point

Guardhouse (all in accordance with SME security recommendations):

- New guardhouse to the perimeter of the site with a BR6 rated external wall and window onto the street;
- Intercom between the police hut and the guardhouse;
- Window with a speech transfer unit and pass tray within the pedestrian airlock;
- Small control room (to monitor the CCTV camera, alarm systems, operate gates and HVM and communications equipment); and
- Small tea bay point and accessible WC/ changing area.

Internal Works (all in accordance with SME security recommendations):

- Improved representational areas with good connectivity to outside spaces;
- Commercial kitchen and food preparation/ servery kitchen with a kitchen lift (dumb-waiter) connecting the two areas;

- Back-of-house laundry area, storage areas (for glassware, crockery, furniture etc.) and locker area;
- Bodega/ cellar - humidity and temperature controlled for port/ wine storage for events;
- Back-of-house locker and rest area, changing area and WC/ shower;
- Residence Manager office;
- Cloakroom for events (can be a shared space);
- HMA family living quarters with a family sized kitchen (separate to Representational areas);
- VIP rooms (2)
- Flexible multi-purpose conference/ corporate area;
- Separate ADM compliant WC associated with lettable space;
- Transit flat with 2 bedrooms; and
- Appropriate plant space as required.

The Contractor and any Sub-contractors utilised must be able to work to relevant EU standards and enhance (where appropriate) to UK standards.

The Contractor and Sub-contractors undertaking work must have the required security vetting and be approved by the FCDO. It is expected that that this will be police checks for all labour. SC clearances for management positions are desirable but not essential.

The form of Contract is anticipated to be a New Engineering Contract 4 (NEC4), Engineering Construction Contract (ECC), Option A (Price with Activity Schedule).

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

28 November 2024

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## **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

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## Section VI. Complementary information

### VI.3) Additional information

This notice is being published to advertise a forthcoming early market engagement webinar event on 10 December 2024, and for suppliers to register their interest in this project. Suppliers wishing to attend the forthcoming market engagement event should register their interest by email to:

[commercial.esndcategories@fcdo.gov.uk](mailto:commercial.esndcategories@fcdo.gov.uk)

Please include within this email, a brief statement with reference to experienced examples, to confirm your business's ability as the Contractor (and any Sub-contractors to be utilised) to work to relevant EU standards and enhance (where appropriate) to UK standards.

You will be sent details of the webinar event and how to join. For the avoidance of doubt, this market approach is not part of a formal procurement process. The intent of this PIN is to inform potential bidders of the proposed tender action. 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. This exercise is being undertaken by the FCDO to identify contractors that may be able to provide build services for this project and is an opportunity for suppliers to register their interest. Participation or non-participation in this market engagement exercise shall not prevent any supplier participating in the future procurement, nor is it intended that any information supplied as part of this exercise shall place any supplier at an advantage in a procurement process.

Before making a final decision regarding the procurement route, the FCDO reserves the right to change the process at any stage and to undertake this procurement using alternative routes. FCDO may withdraw from this market consultation process and any subsequent tendering process at any point and will not be liable for any costs incurred by a supplier participating in this PIN or further competition, including if the process is amended, cancelled or withdrawn.

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 in the tender when published - registration is free and instantaneous.