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Tender

Main Contractor Refurbishment of 1-12 Magdalen Street, Oxford

The Crown Estate

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

Notice identifier: 2025/S 000-049190

Procurement identifier (OCID): ocds-h6vhtk-05890e

Published 15 August 2025, 2:56pm

Scope

Description

Background

1-12 Magdalen Street is situated in the heart of Oxford City Centre and comprises of six storeys, including a basement, ground floor, and four upper levels, with a total gross internal area of circa. 13,000 square meters.

The site underwent significant redevelopment in the 1980s, followed by a refurbishment in the late 1990s. During the 1980s redevelopment, the existing buildings at 1-12 Magdalen Street were demolished, except for the facades on Magdalen and George Street, which were preserved. A new retail development was subsequently established. The site functioned as a Debenhams department store until its closure in 2021. Currently, the premises include common areas and retail units located on the ground and basement levels. These retail units will remain operational throughout the duration of the main works.

Summary Description of the Works

The scope of the main contract works encompasses the structural modification to the

existing building to facilitate the fit-out of the ground, first, second, third and fourth floor of the existing vacant spaces, transforming them into a market leading multi-occupancy life science facility. Additional work will also be necessary to the basement and roof areas.

The scope of work includes, but is not limited to:

- Structural alterations, such as the forming of new cores, adjustments to atria, and the addition of mezzanine levels to first and second floors.
- Modification to the building's exterior, reconfiguration of internal spaces, replacement of all mechanical, electrical, and plumbing (MEP) systems.
- Fit-out of ground floor and upper levels.

Total value (estimated)

- £80,000,000 excluding VAT
- £96,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 February 2026 to 2 October 2028
- 2 years, 8 months, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Submission

Submission type

Requests to participate

Deadline for requests to participate

21 August 2025, 11:59pm

Submission address and any special instructions

All contractors wishing to take part in this tender opportunity must confirm their intention and request to participate by emailing: tenders@thecrownstate.co.uk.

The deadline for confirming your intention to bid is: 21 August 2025

Please make sure you have confirmed via the above email address by 21 August 2025 as we will be unable to accept any requests received after the deadline.

Emails should include 'Request to Participate' in the subject line and include the full, registered name of the bidding organisation.

Upon receipt you will receive an email confirming that your request has been received and that your organisation has been registered.

When the event opens, all registered bidders will receive email instructions and a link to the participate in the event via the the online tender portal <https://secure.sourcedogg.com>. Please note, the invitations to the portal will only be issued when the event is live, providing simultaneous access to all registered bidders.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 January 2026

Award criteria

Name	Description	Type
PQQ	Competitive Stage 1 - PQQ Technical Assessment	Quality

Name	Description	Type
Competitive Stage 2 - ITT	Overall weighting = 60% - Design & Product - Contractors Team - Programme - Pre- Construction & Construction Methodology - Risk & Opportunities - Quality Management - Social Value - Environmental & Sustainability - Health & Safety - Interview	Quality
Commercial	Overall weighting = 40% - Preliminaries, OHP and Risk - Tender Event Schedule - Commercial & Contract Terms - Target Cost Plan - Added Value Proposals	Price

Weighting description

Competitive Stage 1 PQQ Technical Assessment - Scored Quality 100% + Mandatory Pass/Fail

Competitive Stage 2 ITT - Quality 60% / Commercial 40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

1) Tender Notice - Open market engagement with Requests to Participate from interested contractors and subsequent invitations to participate from the Client.

2) Pre-Qualification Questionnaire - Competitive technical assessment of the contractors who expressed interest under the tender notice. Outcome shortlist of no more than 5 contractors to progress to next stage.

3) Invitation to Tender - Competitive First stage tender seeking detailed technical response and commercial proposal. Outcome selection of preferred contractor and subsequent appointment for preconstruction services. Interviews of all 4 contractors on their technical and commercial submission.

4) Preconstruction Services - Second stage tender, provision of preconstruction services, early works and procurement of all trade contract works on competitive open book basis. Outcome finalisation and agreement of design, technical and commercial aspects to enable execution of the full design and build contract for the works.

Contracting authority

The Crown Estate

- Public Procurement Organisation Number: PYYN-4743-GYVQ

1 St James Market

London

SW1Y 4AH

United Kingdom

Email: tenders@thecrownstate.co.uk

Region: UKI32 - Westminster

Organisation type: Public authority - central government