

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/056230-2025>

Tender

City Quays 3 fit out of Floors 6, 5 and part 4

Belfast Harbour

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

Notice identifier: 2025/S 000-056230

Procurement identifier (OCID): ocids-h6vhtk-059986 ([view related notices](#))

Published 12 September 2025, 2:25pm

Scope

Reference

P.454

Description

BHC is seeking expressions of interest from contractors who are interested in tendering for the Category A (Cat A) and Category B (Cat B) fit out works of Floors 6, 5 and part Floor 4, within the 16 storey grade A office development known as City Quays 3. The approximate combined floor area of the fit out works is in the region of 34,500 sq.ft. In conjunction with the typical grade A office fit out works, further works are required to install new internal staircases linking Floors 4 - 5 and 5 - 6. This will require a structural cut-out in the existing floor slabs.

Further information regarding this opportunity is also available within the pre-qualification documents available at the weblink provided in this notice

Total value (estimated)

- £6,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 4 May 2026
- 4 months

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45400000 - Building completion work

Contract locations

- UKN06 - Belfast
-

Participation

Legal and financial capacity conditions of participation

Conditions of Participation are as stated in the Pre-Qualification Questionnaire.

Technical ability conditions of participation

Conditions of Participation are as stated in the Pre-Qualification Questionnaire.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

5 October 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

13 October 2025, 12:00pm

Submission address and any special instructions

Requests to participate (i.e. completed Pre-Qualification Questionnaires) must be submitted by email to tendersfc@belfast-harbour.co.uk in accordance with the instructions specified in the Pre-Qualification Questionnaire.

The pre-qualification documents are available for unrestricted and full direct access, free of charge at <https://www.belfast-harbour.co.uk/corporate/tenders>.

Applicants who wish to participate in this tender process will be required to provide their contact details before downloading the pre-qualification documents. Applicants who fail to provide their details to BHC or register in this manner will not receive any clarifications or updated information provided by BHC during the tender process.

Applicants are advised not to include marketing information, brochures or links to other documents within their Pre-Qualification Questionnaire responses.

Emails which contain suspicious contents or links to third party servers or websites may be quarantined or rejected by the BHC email filtering systems.

It is the Applicant's responsibility to ensure that a delivery receipt is received for Pre-Qualification Questionnaire submissions.

BHC does not accept any responsibility for the premature opening or mishandling of PQQ documents that are not submitted in accordance with these instructions.

Tenders may be submitted electronically

No

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 6 suppliers

Selection criteria:

Subject to a sufficient number of compliant responses being received, BHC intends (according to the process described in the Pre-Qualification Questionnaire) to invite a maximum of the top 6 (six) ranked compliant Applicants to the invitation to tender stage of the process, provided that BHC, acting at its discretion, reserves the right to invite less than 6 (six) Applicants to tender.

Where there is a tie for 6th (sixth) place, all Applicants in 6th (sixth) place will be invited to tender. For the purposes of this exercise, a tie for 6th (sixth) place is deemed to occur where two or more Applicants have identical scores.

Award decision date (estimated)

8 December 2025

Award criteria

Name	Description	Type	Weighting
Tender Price	Price	Price	100%

Other information

Payment terms

Refer to draft Conditions of Contract.

Contract value is estimated to be £5.5 million (ex VAT). The Total value stated above therefore represents BHC's best estimate of the total potential cost of the contract.

Applicants should note that:

- BHC reserves the right to require bonds, deposits, guarantees or other forms of security to ensure proper contractual performance. The financial capacity conditions of participation for this tender process (as set out in the Pre-Qualification Questionnaire) also set out specific requirements in this regard.
- Subject to the status and involvement of the parties, BHC may require the parties to commit to joint and several liability in respect of the contract. Alternatively, BHC may require the lead operator to take total responsibility or a consortium to form a legal entity before entering into any contract.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

It is anticipated that the tender process will proceed through the following stages:

1. Tender Notice published and pre-qualification documentation made available.
2. Pre-Qualification submissions evaluated and shortlist of Applicants selected.
3. Invitation to tender and associated documents issued to shortlisted Applicants.
4. Tender submissions evaluated.
5. Optional BAFO/value engineering stage.
6. BAFO submissions (if requested) evaluated.
7. Issue assessment summaries and publish contract award notice
8. Standstill period
9. Contract award finalised

BHC reserves the right at any time to:

- Reject any or all responses and to cancel or withdraw from this tender process at any time;
- Award a contract without prior notice;
- Change the basis of, the procedures and timescales set out or referred to within the tender documents;
- Require a bidder to clarify any submissions in writing and/or to provide additional information.

The costs of responding to this notice and participation in this process will be borne by each bidder. All discussions and correspondence will be deemed strictly subject to contract until a formal contract is entered into. The formal contract shall not be binding until it has been signed and dated by the duly authorised representatives of both parties.

If at any time during the tender process or post award it comes to the attention of BHC (by whatever means) that a supplier has become 'excluded' or 'excludable' (as defined by section 57 of the Procurement Act 2023) BHC, after complying with its obligations under the Procurement Act 2023, reserves the right to exclude that supplier from the procurement process or terminate any contract awarded to that supplier.

Applicants are advised that BHC has appointed certain independent professional services firms to act on its behalf in relation to this procurement process, as named in the Pre-Qualification Questionnaire. Given these parties' prior involvement in the preparation for and/or during the procurement process, none of these parties may be part of an Applicant's team or advisors in relation to this procurement process. Applicants must not contact these parties, directly or indirectly, with a view to obtaining information in relation to this procurement process.

All requests for clarification must be submitted strictly in accordance with the clarification procedure set out in this document

Documents

Associated tender documents

<https://www.belfast-harbour.co.uk/corporate/tenders>

List of associated tender documents is provided in the Pre-Qualification Questionnaire, which is available at <https://www.belfast-harbour.co.uk/corporate/tenders>

Contracting authority

Belfast Harbour

- Public Procurement Organisation Number: PGGW-7911-WZGZ

Harbour Office, Corporation Square

Belfast

BT1 3AL

United Kingdom

Email: tenders@belfast-harbour.co.uk

Region: UKN06 - Belfast

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Devolved regulations that apply: Northern Ireland