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Tender

New Hutchison Unity Building

THE FELIXSTOWE DOCK AND RAILWAY COMPANY

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

Notice identifier: 2025/S 000-069816

Procurement identifier (OCID): ocds-h6vhtk-05d74c

Published 30 October 2025, 3:27pm

Scope

Reference

TC01398

Description

The Felixstowe Dock and Railway Company (the "Employer") is procuring the services of a contractor to design and construct a hybrid (modular building with traditional core) new building. The procurement is proposed to follow a two-stage design and build route. This will enable early contractor involvement with the design and supply chain to enhance opportunities to effectively manage costs and meet delivery targets. The proposed form of contract for the building works will be JCT Design and Build Contract 2024 ("the Building Contract") with Employer's standard amendments. It is envisaged that the construction works ("the Works") are procured using a performance specification ("the Employer's Requirements") prepared by the Design Team and approved by the Employer. Early contractor involvement under a JCT Pre-Contract Services Agreement ("PCSA") with Employer's standard amendments is proposed (amendments to be shared later).

The Employer will require the Contractor to have professional capability and experience of the following services:

Under the PCSA:

- Collaborate with the Employer's Project Team on buildability and value engineering.
- Suggest value engineering solutions to improve cost and efficiency.
- Develop a construction programme and cost plans with the Cost Consultant.
- Develop the Construction phase plan.
- Provide market insights into the supply chain modern methods of construction and modular.
- Co-ordinate the selection of subcontractors that meet the Employer's requirements.
- Continue the design from Stage 3+ through to concluded RIBA stage 4.
- Operate an open book and transparent procurement process, following requirements to be set out in the ITT
- Provide a detailed and agreed contract sum analysis with supporting cost schedules for the Contract.

Under the Contract:

- To complete the design works for the Works.
- To carry out and complete the construction of the Works.
- Undertake duties under the CDM Regulations 2015.

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- To carry out and complete the construction of the Works.
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Total value (estimated)

- £9,000,000 excluding VAT
- £10,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 March 2026 to 1 December 2026
- Possible extension to 31 March 2027
- 1 year, 27 days

Description of possible extension:

The Felixstowe Dock and Railway Company will have the right to extend the contract in event:

- a tendered process has been delayed or has not resulted in a successful preferred supplier;
- a review of the Employer's requirements has not been concluded;
- supply chain or programme delays

For clarity this right is reserved for The Felixstowe Dock and Railway Company, not the contractor.

Options

The right to additional purchases while the contract is valid.

The right to additional or alternative purchases while the contract is valid.

Main procurement category

Works

CPV classifications

- 44211100 - Modular and portable buildings
- 45213100 - Construction work for commercial buildings
- 45213150 - Office block construction work

Contract locations

- UKH14 - Suffolk

Participation

Legal and financial capacity conditions of participation

Financial capacity will be assessed as part of the Conditions of Participation. The Felixstowe Dock and Railway Company will obtain finance reports on those suppliers that complete Conditions of Participation. The finance reports will be assessed by the Employer's finance department considering the estimated spend under the contract to determine suppliers financial capacity.

Suppliers must be registered entities.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

30 November 2025, 5:00pm

Submission address and any special instructions

Proactis e-tender platform:

<https://procontract.due-north.com/Register>

Suppliers that are already registered on the Proactis e-tender platform can log on and search for this tender opportunity under Hutchison Ports UK (parent company of The Felixstowe Dock and Railway Company).

Please note if you are not registered, you will need to register first than proceed in searching for the opportunity following completion of the registration.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

4 March 2026

Award criteria

Name	Description	Type
Stage 1 - Technical Specification Capability (Pass/Fail)	Evidence that design and construction capability for similar value and scope of the hybrid (modular building with traditional core) new building can be supplied as per the Employer's Requirements. Provide three examples with contact details of references.	Quality
Stage 1 - Technical Specification Capability (Pass/Fail)	Evidence proven capacity and reliability of your proposed modular supply chain partner(s).	Quality
Stage 2 - Price (60%)	Base Contract Price	Price
Stage 2 - Delivery (20%)	Quality and realism of the construction programme, including phasing, logistics, and integration of modular and traditional elements.	Quality

Name	Description	Type
Stage 2 - Sustainability (10%)	<p>(a) Describe how your organisation is working towards achieving Net Zero carbon emissions. Please include a copy of your Carbon Reduction Plan or equivalent</p> <p>(b) Please explain how the works you are supplying will minimise energy use and emissions across its lifecycle. Include references to energy ratings, fuel efficiency, waste management and circular economy.</p> <p>(c) What measures have been taken to ensure the works will be designed with sustainability in mind (e.g., recycled materials, modular design, energy efficiency and building performance)?</p> <p>(d) What steps will you take to minimise environmental impact in production, procurement & delivery of the works. Demonstrate the carbon impact in tons of CO₂ for the procurement of the works.</p> <p>(e) How will your contract delivery support social and environmental value in the UK, such as biodiversity protection, air quality improvement, or local community benefits.</p> <p>(f) Please describe any innovative approaches your construction delivery or service offers that contribute to sustainability goals.</p>	Quality

Name	Description	Type
Stage 2 - Deviations to the Conditions of Contract/Technical Deviations (10%)	No material deviations to Conditions of Contract/Technical Deviations. Deviations will be considered material if they could result in i) additional cost or ii) additional risk to the Employer.	Quality

Weighting description

Suppliers will need to pass the Conditions of Participation set out in the Proactis e-tender portal to receive the tender documentation.

Suppliers will need to pass the financial assessment as part of the Conditions of Participation.

Tender award criteria consists of two stages:

Stage 1 will be technical assessment of the tender submissions and shall be a pass/fail assessment. Suppliers will need to achieve a pass mark for all of stage 1 to proceed to stage 2.

Stage 2 will form assessment of cost (60%), delivery (20%) sustainability (10%) and deviations to the form of tender (10%).

The award criteria is set out in the tender documents.

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The Felixstowe Dock and Railway Company requires the provision of a new office building.

The site for the works extends to around 6 acres and the building will be circa 4,500m² GIA across 3 floors up to a maximum height of 17m. The fit out of the building will be to CAT A+ to be defined at RIBA 4.

A hybrid construction is proposed with a traditional core and modular exterior as described in the Specification Brief provided at the Conditions of Participation stage in the Employer's e-tender system.

The proposed form of contract for the building works will be JCT Design and Build Contract 2024. The full tender documentation will be available to those suppliers who successfully pass the Conditions of Participation stage.

Documents

Documents to be provided after the tender notice

Full tender documents will be provided to those suppliers successfully passing the Conditions of Participation stage. These will be available in the Proactis e-tender system.

Contracting authority

THE FELIXSTOWE DOCK AND RAILWAY COMPANY

- Companies House: ZC000205
- Public Procurement Organisation Number: PRVX-4252-DPQD

Tomline House

Felixstowe

IP11 3SY

United Kingdom

Email: tenders@fdrc.co.uk

Region: UKH14 - Suffolk

Organisation type: Private utility