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Tender

Minor Building Works Framework Agreement

THE CHILTERN RAILWAY COMPANY LIMITED

F02: Contract notice

Notice identifier: 2025/S 000-006480

Procurement identifier (OCID): ocds-h6vhtk-04e5bb

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Section I: Contracting authority

I.1) Name and addresses

THE CHILTERN RAILWAY COMPANY LIMITED

Doxford International Business Park

Sunderland

SR33XP

Contact

Iain Alexander

Email

iain.alexander@chilternrailways.co.uk

Country

United Kingdom

Region code

UKC23 - Sunderland

Companies House

03007939

Internet address(es)

Main address

<https://www.chilternrailways.co.uk/>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://chilternrailways.marketdojo.com/events>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://chilternrailways.marketdojo.com/events>

I.4) Type of the contracting authority

Other type

Train Operating Company

I.5) Main activity

Other activity

Passenger rail transport, interurban

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Minor Building Works Framework Agreement

II.1.2) Main CPV code

- 45262700 - Building alteration work
 - IA01 - Design and construction
 - IA10 - Modernisation
 - IA11 - Modification
 - IA26 - Removal
 - IA31 - Improvements
 - IA36 - For buildings

II.1.3) Type of contract

Works

II.1.4) Short description

Procurement of contractors to upgrade the staff facilities, and the refurbishment of the customer toilet facilities.

Contractors will be required to carry out minor building works, alterations and adaptations to existing staff facilities, and toilets areas, including electrics, plumbing, M&E, plastering, carpentry, flooring, painting, glazing, decorating, data cables, supply and fit out of furnishings.

II.1.5) Estimated total value

Value excluding VAT: £17,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKG3 - West Midlands
- UKI - London
- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire

Main site or place of performance

Chiltern Railways operates commuter/regional rail passenger Works from its Central London terminus at London Marylebone along the M40 corridor to destinations in Buckinghamshire, Oxfordshire and Warwickshire, as well as long-distance Works to the West Midlands along two routes. Works on the Chiltern Main Line run from London Marylebone to Birmingham Snow Hill, Stratford-upon-Avon and Oxford, with some peak-hour Works to Kidderminster.

Chiltern Railways also runs trains on the London to Aylesbury Line to Aylesbury (with some trains terminating at Aylesbury Vale Parkway instead), on the Princes Risborough to Aylesbury and Oxford to Bicester branch lines.

II.2.4) Description of the procurement

Multi-disciplinary Minor Building Works Framework Agreement to undertake the upgrade of staff facilities, and the refurbishment of the customer toilet facilities at stations.

The framework aims to establish long-term partnerships with Contractors who can demonstrate technical expertise, compliance with safety regulations, and value for money while minimising disruption to passengers and train operations.

The framework will ensure that a pre-approved pool of contractors are available to deliver projects efficiently, safely, and in compliance with industry standards.

The framework give Chiltern Railways the option to either direct award or carry out mini competitions based on the Clients Statement of Works (SoW), clearly defining the design, specification, tasks, deliverables, timelines, and resources related to a particular Project.

The tender process will involve several stages:

- Pre-Qualification (24 March 2025): Suppliers shall be required to meet our minimum requirements outlining their suitability based on financial stability, past performance, experience in the rail sector, and other relevant criteria.

- Invitation to Tender (28 April 2025): Shortlisted suppliers will be invited to submit a full tender response. This will include detailed pricing, project methodology, and risk management proposals.
- Framework Agreement (23 May 2025): Once the evaluation process is complete, successful suppliers will be appointed to the framework and will be able to bid for individual call-off contracts

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

15 May 2025

End date

15 December 2030

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 3

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

This tender process will enable Chiltern to identify the most economically advantageous tender (MEAT) from Chiltern's point of view. This will be based on a combination of price and quality reflecting Chiltern's priorities and requirements for the Contract. It will be identified using the evaluation criteria and methodology explained the PQQ and ITT.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

5 plus 3 in total 8 years - May 2025 until May 2030 ("Termination Date"). The Client shall have the right to extend the Framework Agreement for an additional period of up to 3 years ("Extended Term").

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

The Contractor must comply with the Construction (Design and Management) Regulations 2015 and will take on the role of Principal Contractor and have:

ISO 9001 - Quality Management System.

ISO 14001 - Environmental Management System.

ISO 45001 - Occupational Health and Safety Management System.

The Contractor works shall not affect the operation of the railway. Disruption to the station and its operation is to be minimised at all times.

The Contractor shall comply with "Network Rail Standards" and "Railway Group Standards" and all other relevant documents.

The Contractor to provide Construction Phase Plans, Risk Assessments, Method Statements and Task Briefing Sheets.

Due to the nature of the workplace PTS personal maybe required so they are aware of the NWR guidelines and restrictions.

The Client shall be entitled to terminate the Framework Agreement in full by giving not less than 3 months written notice to the Contractor without incurring any liability to the Supplier other than to pay for Services already performed at the time of termination.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Must have a creditsafe score of 51-70 (low risk) or 71-100 (very low risk).

Annual Turnover Greater Than £2m.

Minimum level(s) of standards possibly required

Must have:

Employers and Public Liability insurance in the amount of at least £10,000,000 for any one occurrence. Product liability insurance in the amount of at least £1,000,000 for any one occurrence; and Professional Indemnity insurance in the amount of at least £1,000,000 for any one occurrence.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Chiltern Framework Agreement .

NEC4 Framework Contract (June 2017) (as amended by secondary Option Z Clauses)

Option A.

Secondary Options X5, X6, X7, X11, X13, X14, X16, X18, Y2, Z

- X5 Sectional Completion
- X6 Bonus for early Completion
- X7 Delay damages
- X11 Termination by the Client
- X13 Performance Bond
- X14 Advanced Payment to the Contractor
- X16 Retention
- X18 Limitation of Liability
- Y2 The Housing Grants, Construction and Regeneration Act 1996
- Z Additional conditions of contract

Option W2

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

24 March 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

25 March 2025

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Important: Please express your interest in this procurement by 12:00 on 24 March 2025 by emailing ian.alexander@chilternrailways.co.uk

Chiltern Railways is not and shall not be liable for any costs incurred by any Bidders expressing an interest or tendering for the Contract and reserves the right not to award a Contract, to make whatever changes it sees fit to the structure and timing of the Procurement, or to cancel the Procurement in its entirety at any time without notice being given to Bidders.

Tenders may be submitted by Bidders only as a single contracting entity. Consortium or joint venture bids are not permitted.

VI.4) Procedures for review

VI.4.1) Review body

The Chartered Institute of Civil Engineers

London

Country

United Kingdom