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Tender

Audit & Inspections of Property Managed Commercial Assets across Network Rails Regional and Central Departments.

Network Rail Infrastructure Ltd

F02: Contract notice

Notice identifier: 2023/S 000-006954

Procurement identifier (OCID): ocds-h6vhtk-03b111

Published 9 March 2023, 4:04pm

Section I: Contracting authority

I.1) Name and addresses

Network Rail Infrastructure Ltd

1 Eversholt Street

London

NW1 2DN

Email

Tomi.Egbo@networkrail.co.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

Tenders or requests to participate must be submitted to the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Railway Services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Audit & Inspections of Property Managed Commercial Assets across Network Rails Regional and Central Departments.

II.1.2) Main CPV code

- 71315400 - Building-inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

Network Rail (NR) requires 4 framework suppliers (Consultants) to undertake and complete the statutory compliance and general planned preventative maintenance (PPM) inspections/audits of Network Rail's commercial properties, including freight sites; the retained commercial estate and other properties, including the capacity for inspecting retail units within managed stations that are owned/managed by NR across all regional and central departments.

It is envisaged that additional requirements such as arch co estate and development sites will be added to the list of properties during the framework agreement period.

Inspectors must have a minimum of HNC/NVQ level 4 in a construction related subject and a minimum of 2 years building condition inspection experience. Building inspectors must have a broad knowledge of building & land statutory compliance, legislation, and maintenance as well as sufficient experience in undertaking such matters.

II.1.5) Estimated total value

Value excluding VAT: £10,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71315400 - Building-inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

Across United Kingdom

II.2.4) Description of the procurement

Network Rail (NR) requires 4 framework suppliers (Consultants) to undertake and complete the statutory compliance and general planned preventative maintenance (PPM) inspections/audits of Network Rail's commercial properties, including freight sites; the retained commercial estate and other properties, including the capacity for inspecting retail units within managed stations that are owned/managed by NR across all regional and central departments.

It is envisaged that additional requirements such as arch co estate and development sites will be added to the list of properties during the framework agreement period.

Inspectors must have a minimum of HNC/NVQ level 4 in a construction related subject and a minimum of 2 years building condition inspection experience. Building inspectors must have a broad knowledge of building & land statutory compliance, legislation, and maintenance as well as sufficient experience in undertaking such matters.

Suppliers are required to carry out all of the required inspections/audits in full compliance with statutory regulation, Health & Safety legislation, Rail Safety Standard Boards requirements, Network Rail standards, HSE Guidance, and industry best practice etc.

This framework will also give the relevant Property team complete visibility of assets as part of this service and requires all inspection/audit reports and associated photographs, documents, evidence etc. to be uploaded against the Unique Property Reference Number (UPRN) to Network Rail's digital system known as iAuditor on a periodic basis and overall periodic compliance dashboards are to be provided. Access to the relevant digital platforms can be requested by the contractor and once the request has been approved can be provisioned by Network Rail. The contractor must notify Network Rail when a member of staff leaves, or no longer needs access, such that the relevant licenses and access can be removed.

This contract has a customer service driven element which can be defined as providing

guidance, support and encouragement when it comes to addressing the needs and welfare of tenants in the context of meeting statutory and NR best practice H&S standards. As such the Property inspection officers will be expected to interact with tenants, respective stakeholders, and members of the public in a professional and courteous manner using excellent communication skills and logging and recording all contacts.

Suppliers will be required to advise the Property team on changes to statutory compliance requirements, and assist the Property team in:

- Maintaining the Property Inspections Master Matrix
- Updating on legal requirements
- Updating on regulatory changes, or changes in statute
- Provision of best practice in all of these inspection requirements
- Produce periodic management reports to the Regional Leads

The scope includes inspecting the buildings/arches and land to provide Network Rail with assurance that tenants are up to date with all statutory compliance and general servicing & maintenance requirement. It is required that this assurance is evidenced by viewing maintenance records, certificates, records and so on as well as by visual observations where appropriate.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 70

Quality criterion - Name: Price / Weighting: 30

Price - Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £10,000,000

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

Duration in months

36

This contract is subject to renewal

No

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

Envisaged number of candidates: 8

Objective criteria for choosing the limited number of candidates:

Stated in the procurement documents

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Option to extend for 2 years (12months + 12 months)

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

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

As stated in the procurement documents

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 4

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

14 April 2023

Local time

12:00pm

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.2) Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.4) Procedures for review

VI.4.1) Review body

The Royal Court of Justice

Strand

London

WC2A 2LL

Country

United Kingdom