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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](mailto: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

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## **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

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## **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

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## **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)



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## **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