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Tender

Site Investigation Survey Framework

THAMES WATER UTILITIES LIMITED

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

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Scope

Reference

FA2381

Description

Thames Water intends to establish a Framework Agreement to appoint suitably qualified suppliers to deliver site investigation surveys and associated deliverables across its operational area. The Framework will enable Thames Water (and, where applicable, permitted person and including main contractors) to call off individual surveys and/or programmes of surveys on an as-needed basis during the Framework term.

This Framework is intended to cover both infrastructure and non-infrastructure projects, which may take place on Thames Water sites, private or public land, and/or within highways and road environments.

Thames Water reserves the right to refine the award criteria. Please note that that deadline for asking for access to the PSQ & submitting of the 5 March 2026.

Commercial tool

Establishes a framework

Total value (estimated)

- £176,000,000 excluding VAT
- £211,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 June 2026 to 31 March 2030
- Possible extension to 30 March 2034
- 7 years, 9 months, 1 day

Description of possible extension:

Thames Water envisages that the contract will be awarded for an initial term of 4 years with options to extend by 1 year or longer, up to a maximum overall term of 8 years

Options

The right to additional purchases while the contract is valid.

The full scope of the services to be provided and any options that may be considered throughout the term of the agreement, is set out in the Specification issued within the Invitation to Negotiate (ITN) document.

Main procurement category

Services

Contract locations

- UKI - London
- UKJ - South East (England)

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Above Ground Surveys

Description

Lot 1 covers delivery of above ground surveys and associated outputs to support feasibility, optioneering, design development, consents and construction planning across Thames Water's operational area. Surveys will be undertaken on live operational sites and project locations and delivered in line with the Standard Requirements for methodology, data, reporting and deliverables

Core survey types

Core means survey types you would expect to require on most commissions to establish a safe, buildable baseline for design, consents and construction planning

- Laser scanning
- Topographical surveys

- Drone surveys
- Measured building surveys
- Photogrammetry

Optional survey types

Optional means survey types required when triggered by site conditions, risk, stakeholder needs or a specific design decision, but they may be common for certain asset types

- LiDAR surveys
- Aerial photography
- 360 photo surveys
- Satellite surveys
- Mobile mapping
- Geodetic control
- Infrared (thermal) imaging
- Hydraulic surveys
- Hydrographic surveys including bathymetric
- Instrumentation and monitoring
- Structural and building condition surveys
- Land mapping
- GPS RTK
- Engineering

Lot value (estimated)

- £6,204,000 excluding VAT
- £7,444,800 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 38112100 - Global navigation and positioning systems (GPS or equivalent)
- 71000000 - Architectural, construction, engineering and inspection services
- 79311000 - Survey services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 2. Below Ground Surveys

Description

Lot 2 covers below ground surveys focused on utility detection, mapping and condition assessment to support safe design and delivery and reduce strike and delay risk across Thames Water's operational area. Outputs will be provided in line with the Standard Requirements for methodology, data, reporting and deliverables

Core survey types

Core means survey types you would expect to require on most commissions to establish a safe, buildable baseline for design, consents and construction planning

- PAS 128 utility surveys (or a direct European equivalent)
- Detailed manhole surveys

- CCTV drainage surveys
- Electromagnetic locating or EM scanning
- High Density Array GPR

Optional survey types

Optional means survey types required when triggered by site conditions, risk, stakeholder needs or a specific design decision, but they may be common for certain asset types

- Cable identification
- Pumping station drop tests
- Bridge deck scanning
- Connection surveys
- Line and level surveys
- Concrete scanning
- Rebar scanning
- Chamber Scanning

Lot value (estimated)

- £4,488,000 excluding VAT
- £5,385,600 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71352000 - Subsurface surveying services
- 71355000 - Surveying services

- 79311000 - Survey services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 3. Ground Investigation

Description

Lot 3 covers ground investigation services to support geotechnical and geoenvironmental understanding for design, consents and construction planning across Thames Water's operational area. Outputs will be delivered in line with the Standard Requirements, with appropriate safety, quality and data controls

Core survey types

Core means survey types you would expect to require on most commissions to establish a safe, buildable baseline for design, consents and construction planning

- Geotechnical and geoenvironmental ground investigation
- Electromagnetic (EM)

Optional survey types

Optional means survey types required when triggered by site conditions, risk, stakeholder needs or a specific design decision, but they may be common for certain asset types

- Microgravity surveys
- Vibration or acoustic surveys
- Metal detection
- Unexploded ordnance (UXO) surveys

Lot value (estimated)

- £2,508,000 excluding VAT
- £3,009,600 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71332000 - Geotechnical engineering services
- 71351500 - Ground investigation services
- 71355000 - Surveying services
- 79311000 - Survey services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 4. Multidisciplinary Surveys

Description

Lot 4 covers integrated multidisciplinary survey programmes where Thames Water requires a single provider to plan, sequence and deliver surveys spanning multiple disciplines across Lots 1-3, producing consolidated outputs in line with the Standard Requirements for methodology, data, reporting and deliverables.

Lot value (estimated)

- £8,800,000 excluding VAT

- £10,560,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 38112100 - Global navigation and positioning systems (GPS or equivalent)
- 71000000 - Architectural, construction, engineering and inspection services
- 79311000 - Survey services

Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Thames Water will establish a non exclusive Framework Agreement for the provision of site investigation surveys and associated deliverables, split into four Lots

- Lot 1 Above ground surveys
- Lot 2 Below ground surveys
- Lot 3 Ground Investigation
- Lot 4 Multidisciplinary surveys, combining requirements across Lots 1-3

The Framework will operate as a mechanism to appoint capable suppliers by Lot and then commission specific requirements via call-off contracts during the Framework term using a defined pricing and selection process.

Supplier appointment and governance

Suppliers will submit bids by Lot and will be evaluated based on the combined scoring methodology . Suppliers may bid for one or multiple Lots. Lot structure will be retained for governance and call-off eligibility, while enabling Thames Water to procure integrated requirements where needed (particularly under Lot 4).

Pricing approach under the Framework

Services will be priced using either an activity?based schedule or a schedule of rates, depending on the value and complexity of the services required.

Award method when using the framework

With competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. Above Ground Surveys

Lot 2. Below Ground Surveys

Lot 3. Ground Investigation

Lot 4. Multidisciplinary Surveys

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

20 February 2026, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

5 March 2026, 10:00am

Submission address and any special instructions

If you would like access to the PSQ documents, please fill out this form, thank you.

<https://forms.office.com/e/JqXR8DrN0D>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

19 June 2026

Award criteria

Name	Type	Weighting
Techniquial	Quality	60%
Commercial	Cost	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

Suppliers will be invited to submit for PSQ, following which then are evaluated to confirm eligibility and shortlist bidders progressing to the ITN stage.

The ITN is then issued, followed by a clarification window so all bidders have consistent information before preparing submissions. Once ITN responses are received, Thames Water completes a full evaluation covering commercial, technical and legal aspects, and then down-selects to a smaller group for negotiation.

Negotiation and final clarification follow, giving suppliers the opportunity to improve and optimise their proposals where appropriate "this maybe more than 1 round".

The process concludes with internal approvals, contract finalisation and award. This approach is designed to be clear and proportionate for bidders, while allowing iterative engagement where it genuinely adds value and ensuring a transparent, value-focused selection process.

Contracting authority

THAMES WATER UTILITIES LIMITED

- Companies House: 02366661
- Public Procurement Organisation Number: PNQQ-4647-DTCV

Clearwater Court

Reading

RG1 8DB

United Kingdom

Email: procurement.supportcentre@thameswater.co.uk

Region: UKJ11 - Berkshire

Organisation type: Private utility