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Planning

Property Construction and Maintenance

Network Rail Infrastructure Ltd

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-013408

Procurement identifier (OCID): ocds-h6vhtk-033afe

Published 19 May 2022, 9:00am

Section I: Contracting authority

I.1) Name and addresses

Network Rail Infrastructure Ltd

1 Eversholt Street

London

NW1 2DN

Email

PIN.Response@networkrail.co.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.networkrail.co.uk

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Property Construction and Maintenance

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Network Rail is seeking to put in place a national Property Construction and Maintenance Management framework. The framework will enable Network Rail to engage General Building and Construction Contractors under the framework agreement to undertake development, building and construction activities; including minor planned maintenance, cyclical (recurrent) maintenance and reactive maintenance, project and emergency works on behalf of Network Rail Property which will be both medium and some larger CAPEX and OPEX activities across the Property Tenanted Retail and Commercial Estate

Portfolio.

II.1.6) Information about lots

This contract is divided into lots: Yes

Maximum number of lots that may be awarded to one tenderer: 6

II.2) Description

II.2.1) Title

Lot 1 -Southern

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The framework will enable Network Rail to engage General Building and Construction Contractors under the framework agreement to undertake development, building and construction activities; including minor planned maintenance, cyclical (recurrent) maintenance and reactive maintenance, project and emergency works on behalf of Network Rail Property which will be both medium and some larger CAPEX and OPEX activities across the Property Tenanted Retail and Commercial Estate Portfolio

II.2) Description

II.2.1) Title

Lot 2- North-West & Central

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The framework will enable Network Rail to engage General Building and Construction Contractors under the framework agreement to undertake development, building and construction activities; including minor planned maintenance, cyclical (recurrent) maintenance and reactive maintenance, project and emergency works on behalf of Network Rail Property which will be both medium and some larger CAPEX and OPEX activities across the Property Tenanted Retail and Commercial Estate Portfolio.

II.2) Description

II.2.1) Title

Lot 3 - Eastern

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The framework will enable Network Rail to engage General Building and Construction Contractors under the framework agreement to undertake development, building and construction activities; including minor planned maintenance, cyclical (recurrent) maintenance and reactive maintenance, project and emergency works on behalf of Network Rail Property which will be both medium and some larger CAPEX and OPEX activities across the Property Tenanted Retail and Commercial Estate Portfolio.

II.2) Description

II.2.1) Title

Lot 4 - Wales

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The framework will enable Network Rail to engage General Building and Construction Contractors under the framework agreement to undertake development, building and construction activities; including minor planned maintenance, cyclical (recurrent) maintenance and reactive maintenance, project and emergency works on behalf of Network Rail Property which will be both medium and some larger CAPEX and OPEX activities across the Property Tenanted Retail and Commercial Estate Portfolio.

II.2) Description

II.2.1) Title

Lot 5 - Western

Lot No

5

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The framework will enable Network Rail to engage General Building and Construction Contractors under the framework agreement to undertake development, building and construction activities; including minor planned maintenance, cyclical (recurrent) maintenance and reactive maintenance, project and emergency works on behalf of Network Rail Property which will be both medium and some larger CAPEX and OPEX activities across the Property Tenanted Retail and Commercial Estate Portfolio.

II.2) Description

II.2.1) Title

Lot 6 - Scotland

Lot No

6

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The framework will enable Network Rail to engage General Building and Construction Contractors under the framework agreement to undertake development, building and construction activities; including minor planned maintenance, cyclical (recurrent) maintenance and reactive maintenance, project and emergency works on behalf of Network Rail Property which will be both medium and some larger CAPEX and OPEX activities across the Property Tenanted Retail and Commercial Estate Portfolio.

II.3) Estimated date of publication of contract notice

5 August 2022

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: No

Section VI. Complementary information

VI.3) Additional information

Network Rail is seeking to put in place a national Property Construction and Maintenance Management framework. The framework will enable Network Rail to engage General Building and Construction Contractors under the framework agreement to undertake development, building and construction activities; including minor planned maintenance, cyclical (recurrent) maintenance and reactive maintenance, project and emergency works on behalf of Network Rail Property which will be both medium and some larger CAPEX and OPEX activities across the Property Tenanted Retail and Commercial Estate Portfolio but limited to the following:

- All trades generally associated with a building or structures fabric, finish or its associated internal and external structures and surroundings.
- Minor civil engineering works.
- GEOTECH IV – structural drilling and exploration.
- Enabling works for inspections and assessments.
- Demolition.
- Above and below drainage and culvert works.
- Asbestos management of specialist removal.

National coverage is to be broken down into 6 Lots:

- Lot 1 – Southern served by 5 suppliers
- Lot 2 – North-West & Central served by 5 suppliers
- Lot 3 – Eastern served by 5 suppliers

- Lot 4 – Wales served by 5 suppliers
- Lot 5 – Western served by 5 suppliers
- Lot 6 – Scotland served by 3 suppliers

The framework agreement will initially run for three years with the option to extend for a further two years.

The tender will be conducted through RISQS with there being a requirement that suppliers hold a PCL as it is anticipated that there will be some track-side work required.

Purpose of PIN

The purpose of this PIN is to engage with the supply base and request information relating to the Property Construction and Maintenance Management offerings available in the market to further Network Rail's understanding of the sector. Network Rail is looking to commence a tender process in the third quarter of the calendar year 2022 for these requirements. This PIN aims to inform Network Rail of the current market capability, provide insights on innovation and understand what scope of services will provide optimal responses during a tender process.

Responding to this PIN

To assist Network Rail in the process, please email PIN.Response@networkrail.co.uk by Friday 27th May 2022 to register your interest, titling your email 'Network Rail Construction PIN'. Following receipt of your email, you will be issued with a response template which consists of various questions. Please populate this response template and return to PIN.Response@networkrail.co.uk.

Network Rail may request further engagement with suppliers who respond to this PIN, where clarifications would help provide further insight to the response already provided.

All information requested in this PIN will remain confidential and will not be disclosed to any third parties.