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Tender

Property related Professional & Design Services

SCOTIA GAS NETWORKS LIMITED

F05: Contract notice – utilities

Notice identifier: 2026/S 000-013914

Procurement identifier (OCID): ocds-h6vhtk-065511

Published 16 February 2026, 2:55pm

Section I: Contracting entity

I.1) Name and addresses

SCOTIA GAS NETWORKS LIMITED

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RH69HJ

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Country

United Kingdom

Region code

UK - United Kingdom

Companies House

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Internet address(es)

Main address

www.sgn.co.uk

I.3) Communication

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

<https://sgn.tlb.app.jaggaer.com/esop/toolkit/opportunity/current/440/detail.si>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://sgn.tlb.app.jaggaer.com/esop/toolkit/opportunity/current/440/detail.si>

I.6) Main activity

Production, transport and distribution of gas and heat

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Property related Professional & Design Services

II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

SGN are looking to put in place a framework for Property related Professional & Design Services, with an initial fixed term of three (3) years with two (2) extensions of two (2) years, followed by one (1) extension of one (1) year available, to support business activity over RIIO-GD3 and beyond. This tender is split into four (4) lots servicing our operations in SGN's Scotland and Southern Networks.

Suppliers are not required to provide services across all regions covered by this procurement, nor bid for all activities associated with the lot(s) for which they are tendering. Bidders must clearly indicate the geographic areas and activities they propose to deliver for the relevant lot(s). Bidders must also evidence their capacity and capability to deliver the required services within the proposed areas. To fulfil this requirement, bidders should complete the relevant section of Appendix C, ensuring they refer to the sheet corresponding to the lot(s) for which they are submitting a proposal.

The scope of the framework will be split into the following lots with the value estimated to be £21m split across all lots.

Lot 1: Cost Consultancy, Project & Programme Management

Lot 2: Asset/Estate Management

Lot 3: Core Design & Pre-Construction Services

Lot 4: Specialist Services

No hard copy documents will be issued by SGN. All documentation pertaining to this

opportunity is attached in the Source-to-Contract system. Applicants will be required to complete the following Microsoft Form - <https://forms.office.com/e/hhjUxWPi6D>

The Tender documents are available with unrestricted access. Please note however to submit the response to the PQQ and also access the messaging facility the Applicant must have a registered account with Jaggaer which SGN can arrange by completing the required Microsoft Form.

The procurement exercise is for a Framework Agreement to be procured following the Negotiated Procedure with a prior call for competition under the Utilities Contracts Regulations 2016.

In order to take part in this opportunity, Applicants must complete and return a Pre-Qualification Questionnaire (PQQ) document in line with the process detailed in this document and the Contract Notice before the stated deadline that will be used to assess:

- Mandatory and Discretionary Exclusion grounds
- Economic and financial standing
- Technical and professional ability

Following completion and subsequent evaluation of PQQ responses, successful Applicants will progress to the Invitation to Tender (ITT) stage, where they will be invited to submit Technical and Commercial proposals for evaluation. At the ITT stage, a number of documents will be provided, including:

- ITT instructions to the applicants
- Evaluation criteria for ITT evaluation
- Scope of work/requirements
- Framework Agreement including applicable Terms & Conditions
- Pricing model

The ITT process allows for multiple tender rounds where required, but will, as a minimum, include one round of feedback on pricing and a Best and Final Offer (BAFO) round before the scoring is finalised.

Following the conclusion of the tender process, the successful and unsuccessful tenderers will be notified of the outcome, and a 10 calendar days standstill period will commence before the Framework Agreement is awarded to successful applicants.

II.1.5) Estimated total value

Value excluding VAT: £21,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 4

II.2) Description

II.2.1) Title

Cost Consultancy, Project & Programme Management

Lot No

1

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

- UKM - Scotland

II.2.4) Description of the procurement

Lot 1 covers Cost Consultancy, Project & Programme Management services for SGN. The primary objective of Lot 1 is to appoint suitably qualified and experienced Cost Consultancy, Project, and Programme Management contractors to support the delivery of capital and operational projects across SGN's existing portfolio and support with new acquisitions. SGN aims to ensure value for money, robust cost and programme control, on-time delivery, and full compliance with regulatory, safety, and governance requirements across all projects within the portfolio.

Successful contractors will oversee cost, programme, quality, risk, and performance across a diverse portfolio of infrastructure improvement, maintenance, and development works, ensuring consistency of approach and transparency of reporting across SGN's Southern and Scotland Networks.

Services under this lot are complementary to, and do not duplicate, the roles of the Asset & Estate Management (Lot 2), Core Design & Pre-Construction Services (Lot 3), or Specialist Services (Lot 4) contractors.

The scope of Lot 1 services will include, but not be limited to:

Cost Consultancy Services

- Provide detailed and robust cost estimates at all project stages, including feasibility, design, construction, commissioning, and post-completion phases
- Develop and maintain clear cost breakdowns split between SGN's Scotland and Southern Networks, enabling regional reporting, forecasting, and financial control
- Implement agreed cost control procedures to monitor expenditure throughout the project lifecycle, including change control, forecasting, and variance analysis
- Lead structured value engineering exercises where appropriate, aligned to agreed cost control targets, to optimise cost without compromising safety, quality, or operational performance
- Produce regular cost reports aligned to the agreed reporting cycle, including early warning indicators, risk allowances, and outturn cost forecasts

Project Management Services

- Develop and manage detailed project programmes, including work breakdown

structures, critical path analysis, and clearly defined milestones and deliverables

- Projects shall be delivered in accordance with an established and recognised methodology, e.g. PRINCE2
- Identify and actively manage key milestones, interdependencies, and deliverables, ensuring alignment across projects and avoidance of conflicts or delays
- Coordinate and manage resources across multiple concurrent projects (if required) to ensure efficient utilisation and delivery certainty
- Apply a structured risk management framework aligned to SGN's corporate risk approach, including risk identification, assessment, mitigation, and escalation
- Develop and implement a stakeholder engagement and communication plan, ensuring timely, accurate, and consistent communication with internal teams, regulators, contractors, and other stakeholders
- Ensure compliance with all applicable health, safety, and environmental legislation, standards, and internal policies

Programme Management Services

- Establish and maintain an integrated programme plan covering all projects within scope, aligned to strategic business objectives
- Manage cross-project dependencies, interfaces, and sequencing to minimise risk and maximise efficiency across the programme
- Provide programme-level reporting, including KPIs covering cost, schedule, risk, and performance
- Operate a structured programme change management process, ensuring impacts on cost, schedule, and risk are clearly understood and approved

Governance, Reporting, and Controls

- The successful contractor shall operate in line with an established risk management framework, integrating project and programme risks into SGN's wider corporate risk reporting where required
- Reporting will be provided through agreed governance forums, including project boards, programme boards, and senior stakeholder groups

- Reports will include cost, programme, risk, issues, and key decisions required
- Formal reporting and informal communications shall be aligned to the agreed stakeholder communication plan, ensuring clarity and consistency across both regions
- The successful contractors are expected to be able to provide an appropriate level of BIM integration (if required) to enable cost and programme tracking, including alignment with 4D (programme) and 5D (cost) principles where project maturity allows
- Ensure compliance with all relevant regulatory requirements and support the integration of Environmental, Social, and Governance (ESG) objectives into project delivery
- Support internal and external audits, gateway reviews, and lessons-learned exercises

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The initial Framework term will be 3 years followed by optional 2 x 2 year and 1x 1 year extensions. Extensions are at the Contracting Authorities discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The initial Framework term will be 3 years followed by optional 2 x 2 year and 1x 1 year

extensions. Extensions are at the Contracting Authorities discretion.

II.2.14) Additional information

All documentation pertaining to this opportunity is attached in the Source-to-Contract system. Applicants will be required to complete the following Microsoft Form -

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The Tender documents are available with unrestricted access.

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II.2) Description

II.2.1) Title

Asset & Estate Management

Lot No

2

II.2.2) Additional CPV code(s)

- 70332000 - Non-residential property services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKM - Scotland

II.2.4) Description of the procurement

Lot 2 covers Asset & Estate Management for SGN. The primary objective of Lot 2 is to appoint suitably qualified and experienced contractors to support the processes relating to acquisition, management, optimisation, and strategic planning of SGN's portfolio, with the scope covering both real-estate management and strategic estate advisory functions, including:

- Property purchase and disposal
- Lease terms negotiation and management
- Property and asset management
- Statutory, regulatory, and compliance management
- Lifecycle planning and whole life costing
- Strategic estate planning, optimisation, and rationalisation
- Alignment of estate activities with SGN's sustainability and ESG objectives

SGN's objective is to ensure its estate is managed effectively across all regions, to guarantee properties are procured, maintained, optimised, and disposed of in a cost-effective, compliant, and sustainable manner, while supporting operational resilience and long-term strategic objectives.

Services under this lot are complementary to, and do not duplicate, the roles of the Cost Consultancy, Project & Programme Management (Lot 1), Core Design & Pre-Construction Services (Lot 3), or Specialist Services (Lot 4) contractors.

The scope of Lot 2 services will include but will not be limited to:

Property Procurement & Acquisition

- Identify and secure properties that meet SGN's operational requirements, including land for infrastructure development, offices, depots, operational sites, training facilities, and storage
- Undertake market analysis to assess availability, values, and trends, identifying opportunities for cost savings or strategic acquisitions
- Carry out legal, environmental, planning, and technical due diligence, ensuring assets have appropriate zoning, permits, access rights, and compliance with industry standards
- Assess sustainability credentials, including energy efficiency, carbon performance, waste management, and alignment with ESG objectives. This may include renewable energy potential, low-carbon solutions, and green building certifications
- Negotiate lease terms, acquisition prices, rent reviews, break options, and renewal provisions to secure best value and long-term operational flexibility

Lease Negotiation and Property Management

- Ongoing management of leases, including compliance monitoring, renewals, rent reviews, expiries, and renegotiations
- Act as the primary interface between SGN and landlords or tenants, resolving issues promptly and professionally
- Coordinate and oversee property maintenance to ensure assets remain safe, compliant, and operationally effective
- Advise on opportunities for disposal, redevelopment, reconfiguration, or consolidation to maximise value and support evolving operational needs

Property & Asset Management, Condition Surveys and Lifecycle Planning

- Maintain and validate a comprehensive asset register
- Undertake or manage condition surveys and asset verification exercises
- Identify backlog maintenance and investment priorities
- Develop lifecycle plans and undertake whole life cost analysis to inform capital planning and investment decisions

Financial, Risk and Reporting Services

- Support budgeting, forecasting, and cost control for estate-related activities
- Provide regular performance reporting, including KPIs covering acquisition, lease management, compliance, cost, and asset performance
- Identify and manage risks associated with property ownership and leasing, including regulatory, environmental, and market risks, and develop mitigation strategies

Regulatory, Compliance and Statutory Obligations

- Ensure compliance with all relevant UK legislation and standards, including:
 - o Health & safety
 - o Fire safety and fire risk assessments
 - o Asbestos management
 - o Legionella control
 - o Electrical and gas safety
 - o Environmental and planning regulations
- Provide audit support, compliance reporting, and assurance activities
- Support resolution of landlord, lease, or compliance related disputes

Systems and Digital Requirements

The provider must demonstrate experience with asset and estate management systems, e.g. CAFM. Requirements include:

- Working within SGN specified systems or supporting system transition
- Data migration, validation, and ongoing management
- Reporting dashboards and management information
- Secure handling of asset and compliance data

Energy Efficiency, Sustainability and ESG

- Energy efficiency and sustainability must be embedded into service provision through:

- o Supporting SGN's energy efficiency, carbon reduction, and sustainability targets
- o Identifying opportunities for energy reduction, fabric improvement, and plant optimisation
- o Embedding sustainability considerations within lifecycle planning and investment decisions
- o Supporting compliance with environmental legislation and ESG reporting requirements

Strategic Estate Planning, Optimisation and Rationalisation

- Strategic advisory support will be delivered through:

- o Estate strategy development and refresh
- o Identification of rationalisation, consolidation, or repurposing opportunities
- o Option appraisals and business case development
- o Alignment of estate strategy with operational, workforce, and service delivery needs

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The initial Framework term will be 3 years followed by optional 2 x 2 year and 1x 1 year extensions. Extensions are at the Contracting Authorities discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The initial Framework term will be 3 years followed by optional 2 x 2 year and 1x 1 year extensions. Extensions are at the Contracting Authorities discretion.

II.2.14) Additional information

All documentation pertaining to this opportunity is attached in the Source-to-Contract system. Applicants will be required to complete the following Microsoft Form -

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II.2) Description

II.2.1) Title

Lot 3 - Core Design & Pre-Construction Services

Lot No

3

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)

- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
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- UKK - South West (England)
- UKM - Scotland

II.2.4) Description of the procurement

suitably qualified and experienced consultants and/or contractors to deliver integrated, end-to-end design and pre-construction services that provide safe, compliant, buildable, and cost-effective solutions across SGN's property, infrastructure, and operational estate.

This lot combines multidisciplinary design services with pre-construction delivery planning, enabling early risk identification, improved buildability, cost and programme certainty, and informed investment decisions prior to construction.

The appointed contractors will work collaboratively with SGN and other appointed consultants, contractors, and key stakeholders to deliver safe, compliant, sustainable, and cost-effective design solutions that meet operational requirements and support successful project delivery.

Services under this lot are complementary to, and do not duplicate, the roles of the Cost Consultancy, Project & Programme Management (Lot 1), Asset & Estate Management (Lot 2), or Specialist Services (Lot 4) contractors.

The scope of Lot 3 services will include but will not be limited to:

Design Services (Technical Authority)

Design services shall typically align with the RIBA Plan of Work (or equivalent) and may include:

- Stage 0-1: Strategic Definition / Preparation & Brief (where required)
- Stage 2: Concept Design

- Stage 3: Developed Design
- Stage 4: Technical Design
- Stage 5: Construction Support (design assurance only, where required)
- Stage 6: Completion and Handover (commissioning, O&M, H&SF etc)

The successful contractors will act as design authority, responsible for producing and coordinating compliant, buildable design solutions.

Design disciplines may include, as a minimum:

- Architecture
- Fire Engineering
- Civil Engineering
- Structural Engineering
- MEPH
- Sustainability and energy modelling
- Acoustics
- Inclusive access and accessibility design
- Temporary works design (design input and review)
- Principal Designer (CDM) support

Design responsibilities include:

- Coordination of multidisciplinary design inputs
- Management of design risk and compliance
- Compliance with Building Regulations, CDM Regulations, fire safety legislation, British Standards, Eurocodes, and SGN technical standards
- Stakeholder engagement, design reviews, and approvals

- Integration of sustainability, whole-life value, and operational requirements

Digital Design and BIM

- BIM Level 2 as a minimum, progressing where appropriate
- Federated models and coordinated clash detection
- Compliance with SGN information management and digital standards

Pre-Construction Services (Delivery Planning and Risk Reduction)

Pre-construction services focus on preparing projects for construction and shall include:

- Review and validation of design information from a buildability and delivery perspective
- Development of construction methodologies and sequencing
- Site logistics, access, and operational interface planning
- Temporary works and enabling works planning
- Coordination and review of surveys and investigations (e.g. ground, utilities, asbestos, ecology)
- Early procurement advice for long-lead items

Early Contractor Involvement (ECI) and Value Engineering

- Participation in ECI activities to influence design development
- Delivery of structured value engineering and value management workshops
- Identification of opportunities to improve cost, programme, safety, and buildability
- Preparation of option appraisals with clear cost, risk, and programme implications

Cost, Programme and Commercial Development

- Development and validation of pre-construction cost estimates
- Input into cost benchmarking and market testing
- Development of construction programmes, key milestones, and critical paths

- Identification of assumptions, constraints, and dependencies
- Support for target pricing, fixed pricing, or pain/gain mechanisms where applicable

Risk and Opportunity Management

- Preparation and maintenance of design and delivery risk registers
- Identification and quantification of cost, programme, technical, and safety risks
- Development of mitigation and contingency strategies
- Alignment with SGN governance and assurance processes

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The initial Framework term will be 3 years followed by optional 2 x 2 year and 1x 1 year extensions. Extensions are at the Contracting Authorities discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The initial Framework term will be 3 years followed by optional 2 x 2 year and 1x 1 year

extensions. Extensions are at the Contracting Authorities discretion.

II.2.14) Additional information

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II.2) Description

II.2.1) Title

Specialist Services

Lot No

4

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
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- UKM - Scotland

II.2.4) Description of the procurement

The scope of Lot 4 services will include but will not be limited to:

Land Surveys

- Topographical surveys
- Boundary and land ownership surveys
- Rights of access and wayleave support (survey input only)
- Laser scanning and point cloud surveys
- Civils

Ground, Geotechnical and Geo-Environmental Services

- Ground investigations
- Geotechnical surveys and reporting
- Geo-environmental assessments
- Contaminated land assessments and remediation advice
- Earthworks validation and materials testing

Environmental, Ecology and Sustainability Surveys

- Ecological surveys (e.g. Phase 1 habitat, protected species)
- Arboriculture surveys and assessments
- Environmental impact inputs (survey-level support only)
- Flood risk and drainage assessments (specialist inputs)

- Sustainability and climate resilience assessments

Building and Asset Specialist Assessments

- Occupied building risk assessments
- Dilapidations surveys (survey and advisory input only)
- Asbestos surveys (management and refurbishment/demolition)
- Legionella risk assessments
- Fire compartmentation and intrusive surveys
- Building pathology and defect investigations
- Measured building surveys
- Structural surveys
- Construction works assessment

Acoustic, Vibration and Specialist Technical Design

- Acoustic surveys and noise impact assessments
- Vibration monitoring and mitigation advice
- Specialist façade and building performance assessments
- Wind microclimate assessments

Landscape and External Works Design (Specialist Input)

- Landscape surveys and assessments
- Landscape design support (concept to technical input)
- Public realm and external works specialist advice
- Biodiversity net gain specialist inputs (where applicable)

Temporary Works, Lifting and Logistics Specialists

- Lifting plans and appointed person services
- Crane and heavy lifting consultancy
- Temporary works design (specialist elements only)
- Abnormal load and logistics planning support

Relocation, Decant and Specialist Operational Services

- Office and operational facility removals
- Decant and relocation planning
- Secure storage and records management support
- Specialist decommissioning and recommissioning support

Additional Specialist Services

- Accessibility audits and inclusive design assessments
- Security and hostile vehicle mitigation assessments
- Wayfinding and signage specialist design
- Specialist surveys or assessments required to support statutory compliance or project delivery

II.2.5) Award criteria

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

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II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

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Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Negotiated procedure with prior call for competition

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

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

18 March 2026

Local time

1:00pm

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

VI.4) Procedures for review

VI.4.1) Review body

Scotia Gas Networks Limited

St Lawrence House,

Horley

RH6 9HJ

Country

United Kingdom