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Contract

Scotland's Railway Buildings Reactive and Minor Works Framework

Network Rail Infrastructure Ltd

F06: Contract award notice – utilities

Notice identifier: 2025/S 000-015859

Procurement identifier (OCID): ocids-h6vhtk-04266a

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Section I: Contracting entity

I.1) Name and addresses

Network Rail Infrastructure Ltd

Waterloo General Offices

London

SE1 8SW

Contact

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Email

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Telephone

+44 1908781000

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

I.6) Main activity

Railway services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Scotland's Railway Buildings Reactive and Minor Works Framework

Reference number

SCOT/24-25/170

II.1.2) Main CPV code

- 45234100 - Railway construction works

II.1.3) Type of contract

Works

II.1.4) Short description

The Scotland's Railway Building's Reactive and Minor Works Framework between Network Rail and One Contractor, will deliver reactive and minor project works across Scotland. The Contractor will be required to respond to call outs within the below timescales:

Emergency Response – Attend with 2 hrs of instruction

Urgent Response - Attend with 24 hrs of instruction

Route Maintenance - Attend with 7 Days of instruction

Programmed – As stated in Contract Order

Fulfilment of this Framework will require a flexible work force and 24/7 365 days a year access to plant hire and materials supplies.

The framework shall have no committed spend however it is estimated that there will be £40million approx of works award via this contract over the 4 years.

Scotland's Railway has provided for a total Framework value of £70 million as this is a reactive contract that will facilitate unforeseen and emergency works that may become necessary during the effective period. This will also cover the optional year.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £70,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building construction work
- 45213320 - Construction work for buildings relating to railway transport
- 45220000 - Engineering works and construction works
- 45230000 - Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork
- 45234100 - Railway construction works
- 45261920 - Roof maintenance work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71322000 - Engineering design services for the construction of civil engineering works

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Procurement of a framework to carry out reactive works, minor project works and Planned Preventative Maintenance across Network Rail's Buildings Assets across Scotland.

These works can be split into three broad categories.

Reactive call outs (Timescales can be as reactive as 2hrs)

PPM (planned Preventative Maintenance)

Planned Works/ Projects

Frameworks are anticipated to run for 4 years with the option to extend for 1 year at Network Rail's sole discretion.

One Contractor shall be appointed to the framework.

II.2.5) Award criteria

Quality criterion - Name: Safety / Weighting: 10%

Quality criterion - Name: Technical and Resource / Weighting: 20%

Quality criterion - Name: Sustainability / Weighting: 5%

Quality criterion - Name: Social Value / Weighting: 5%

Cost criterion - Name: Schedule of Rates / Weighting: 50%

Cost criterion - Name: Discounts / Weighting: 10%

II.2.11) Information about options

Options: Yes

Description of options

This Framework Agreement may be extend for 1 additional year at Network Rail's sole discretion. Maximum duration 5 years

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 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

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-015677](#)

Section V. Award of contract

Contract No

SCOT/24-25/170

Title

Scotland's Railway Buildings Reactive and Minor Works Framework Agreement

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 March 2025

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Commercial Property Maintenance Services Limited

Elderslie

Country

United Kingdom

NUTS code

- UKM - Scotland

National registration number

SC165804

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £70,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Court of Session

Edinburgh

Country

United Kingdom