

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/018592-2022>

Tender

## **Energy Performance Contracts**

Network Rail Infrastructure Ltd

F05: Contract notice – utilities

Notice identifier: 2022/S 000-018592

Procurement identifier (OCID): ocds-h6vhtk-034f48

Published 7 July 2022, 10:39am

### **Section I: Contracting entity**

#### **I.1) Name and addresses**

Network Rail Infrastructure Ltd

1 Eversholt Street

London

NW1 2DN

#### **Contact**

Nikki Hunter

#### **Email**

[Nikki.Hunter@networkrail.co.uk](mailto:Nikki.Hunter@networkrail.co.uk)

#### **Telephone**

+44 1908781000

#### **Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.networkrail.co.uk](http://www.networkrail.co.uk)

Buyer's address

[www.networkrail.co.uk](http://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>

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>

Tenders or requests to participate must be submitted to the above-mentioned address

**I.6) Main activity**

Railway services

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Energy Performance Contracts

#### **II.1.2) Main CPV code**

- 71314000 - Energy and related services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Network Rail (NR) owns, operates, and develops Britain's railway infrastructure. That is 20,000 miles of track, 30,000 bridges, tunnels and viaducts and the thousands of signals, level crossings and stations. We manage 20 of the UK's largest stations while all the others, over 2,500, are currently managed by the country's train operating companies.

NR are undertaking a Decarbonisation/ Energy Efficiency Programme across a range of built assets in all Regions. We have already completed over 150 energy audits so far and identified significant potential to reduce carbon and energy use.

Network Rail Route Services have national targets to achieve carbon and energy reductions in their operations as outlined in our Environmental Sustainability Strategy. An overview of Network Rail scope of activities may be found on our web site (<https://www.networkrail.co.uk/wp-content/uploads/2020/09/NR-Environmental-Strategy-FINAL-web.pdf>).

To contribute to the achievement of these aims, Network Rail intend to award contracts as a result of this procurement to qualified and capable Energy Services Companies (ESCo's and the Suppliers under the Framework resulting from this procurement) to provide proposals as part of a call off of services from Suppliers on the Framework Agreement for the provision of Energy Performance Contract (EPC) services. An EPC is a form of financing for capital improvements which allows for funding of energy upgrades from cost reductions. Under an EPC arrangement the Supplier implements a project to deliver energy efficiencies and/or a renewable energy project and uses the stream of income from the cost savings, or the renewable energy produced, to repay the costs of the project, including the costs of the investment and cost of financing.

The purpose of this procurement is the competitive selection of up to three Suppliers for Framework Agreement award.

#### **II.1.5) Estimated total value**

Value excluding VAT: £40,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 71314100 - Electrical services
- 71314200 - Energy-management services
- 71314300 - Energy-efficiency consultancy services
- 71314310 - Heating engineering services for buildings

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

London

#### **II.2.4) Description of the procurement**

Network Rail (NR) owns, operates, and develops Britain's railway infrastructure. That is 20,000 miles of track, 30,000 bridges, tunnels and viaducts and the thousands of signals, level crossings and stations. We manage 20 of the UK's largest stations while all the others, over 2,500, are currently managed by the country's train operating companies.

NR are undertaking a Decarbonisation/ Energy Efficiency Programme across a range of built assets in all Regions. We have already completed over 150 energy audits so far and identified significant potential to reduce carbon and energy use.

Network Rail Route Services have national targets to achieve carbon and energy reductions in their operations as outlined in our Environmental Sustainability Strategy. An overview of Network Rail scope of activities may be found on our web site

(<https://www.networkrail.co.uk/wp-content/uploads/2020/09/NR-Environmental-Strategy-FINAL-web.pdf>).

To contribute to the achievement of these aims, Network Rail intend to award contracts as a result of this procurement to qualified and capable Energy Services Companies (ESCo's and the Suppliers under the Framework resulting from this procurement) to provide proposals as part of a call off of services from Suppliers on the Framework Agreement for the provision of Energy Performance Contract (EPC) services. An EPC is a form of financing for capital improvements which allows for funding of energy upgrades from cost reductions. Under an EPC arrangement the Supplier implements a project to deliver energy efficiencies and/or a renewable energy project and uses the stream of income from the cost savings, or the renewable energy produced, to repay the costs of the project, including the costs of the investment and cost of financing.

The purpose of this procurement is the competitive selection of up to three Suppliers for Framework Agreement award.

Network Rail's portfolio of buildings consist of offices, stations, depots, route operating centres, electrical control rooms, signalling centres and other operational infrastructure as detailed in Property Description in Annex 1. Most properties in this portfolio will be optionally covered by the Framework contract. It is intended that Network Rail will regularly release batches of property for EPC activities throughout the term of the Framework Agreement.

EPC services may be requested for any location in Network Rail property portfolio in all parts of Great Britain.

The Network Rail property portfolio is managed by 5 regional organizations, supported by centralised functions in the Authority. This framework contract will be awarded by the central commercial and procurement teams acting on behalf of the Authority and the regional organisations.

The exact number of and type of properties for EPC consideration during the term of the Framework Agreement will be dependent on Network Rail's discretion, operational constraints and the Suppliers' capability.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £40,000,000

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

Duration in months

96

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:

As detailed in the Procurement Documents.

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**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 III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

As detailed in the Procurement Documents.

Minimum level(s) of standards possibly required

As detailed in the Procurement Documents.

#### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

As detailed in the Procurement Documents.

Minimum level(s) of standards possibly required

As detailed in the Procurement Documents.

#### **III.1.4) Objective rules and criteria for participation**

List and brief description of rules and criteria

As detailed 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

Envisaged maximum number of participants to the framework agreement: 3

#### **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.2.2) Time limit for receipt of tenders or requests to participate**

Date

5 August 2022

Local time

10:00am

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

7 September 2022

#### **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**

Tender must be valid until: 3 April 2023



---

## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

The High Court of England & Wales

7 Rolls Building, Fetter Lane

London

EC4A 1NL

Country

United Kingdom