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Planning

Design and Build of a new Leicester Maintenance Delivery Unit (MDU)

Network Rail Infrastructure Limited (NR)

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-027761

Procurement identifier (OCID): ocids-h6vhtk-02f3de

Published 4 November 2021, 10:45pm

Section I: Contracting authority

I.1) Name and addresses

Network Rail Infrastructure Limited (NR)

1 Eversholt Street

London

NW1 2DN

Contact

Mike Stancliffe

Email

mike.stancliffe@networkrail.co.uk

Telephone

+44 1908781000

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

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

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Other type

Railway

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Design and Build of a new Leicester Maintenance Delivery Unit (MDU)

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

NR requires a new MDU facility in the Leicester area, meeting its detailed requirements (as set out in VI.3 of this notice). These requirements include the provision of land, as well as design and build of the new MDU. NR has already carried out an extensive search of sites in the area and has identified only one suitable site. That site is located in Fleckney and NR has engaged in provisional discussions with the relevant interest-holder in that site concerning an agreement under a land purchase and subsequent design and build contract for the provision of the MDU.

This notice is being published in case any alternative sites are available, and as an opportunity for interested persons (able to contribute the land and deliver the MDU) to raise interest. To enable NR to proceed efficiently to deliver the new MDU, interested persons should contact NR (at the email address stated at I.1 of this notice) no later than 4th December 2021.

II.1.5) Estimated total value

Value excluding VAT: £5,500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

- 45100000 - Site preparation work
- 45111213 - Site-clearance work
- 45200000 - Works for complete or part construction and civil engineering work
- 45210000 - Building construction work
- 70122000 - Land sale or purchase services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

Leicester/Leicestershire area

II.2.4) Description of the procurement

See II.1.4) Short description above

II.3) Estimated date of publication of contract notice

4 November 2021

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: Yes

Section VI. Complementary information

VI.3) Additional information

This notice is not a call for competition, and NR will determine the appropriate procurement route having considered the responses (if any) to this notice. The publication of this notice does not constitute any level of confirmation or commitment by NR as to whether or not (or how) it will procure the provision of the required new MDU. The estimated date of publication of contract notice in II.3 is therefore entirely provisional and completed only because it is a mandatory field for this notice, and is not a commitment by NR to publish a contract notice or to otherwise advertise, or run, any competitive procurement process.

NR welcomes responses to this notice from interested persons provided that those persons are able to deliver a new MDU in compliance with the requirements set out below and contribute the land on which the MDU will be built. Please note that provision of a suitable site is a central element of NR's requirements. While NR appreciates that persons may be interested in performing the design and / or building the new MDU, this will not meet NR's requirements unless that person is also able to bring forward a site in a suitable location. Any response should provide details of how NR's requirements would be met.

NR's requirements are:

- Provision of a new Leicester MDU. Premises to be used as the base for planning and implementing the maintenance of the operational railway in an area stretching from Loughborough to Wellingborough.
- Supply of a site and then design to meet the accommodation requirements detailed below, planning and construction under terms to be agreed with NR (which could include a forward-funding structure)
- The preferred location is within 2 miles of Leicester station as this enables quick response times to get to key rail infrastructure in the station area that may need maintaining. It also widens the choice of transport to the MDU by rail users. If not feasible then the next preference is a site located approximately mid-way between Loughborough and Wellingborough (due to the operational area to be covered by the new MDU, which extends between those two locations) but as close to Leicester station as feasible due to the reasons above.
- The A6 road provides the main artery for road access to the Midland Main Line rail network south of Leicester station. Therefore, a site that has a good road connection to the A6 is preferred as this will reduce response times for getting to the rail network for

maintenance works.

- The new MDU is to be completed and open for use in early 2023
- Building of approx. 800 sq.m to house 32 desks, meeting rooms, break out areas, meeting rooms, workshop space , lockers and messing/kitchen facilities for c110 staff (M/F), showers, drying rooms, gym, drawing room and archive store.
- Stores building and associated racking – c350 sq.m
- Open storage area of 700 sq.m. and 100 sq.m of secure external storage
- Parking for 85 cars, 20 vans and 1 lorry.
- BREEAM status of very good