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Tender

Property Construction and Refurbishment Works

Network Rail Infrastructure Ltd

F02: Contract notice

Notice identifier: 2024/S 000-033704

Procurement identifier (OCID): ocds-h6vhtk-04ad92

Published 18 October 2024, 11:15am

Section I: Contracting authority

I.1) Name and addresses

Network Rail Infrastructure Ltd

Waterloo General Offices

London

SE1 8SW

Email

Graham.Holbrook@networkrail.co.uk

Telephone

+44 1908781000

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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/esop/quest/go/opportunity/detail?opportunityId=58948>

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/esop/quest/go/opportunity/detail?opportunityId=58948>

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Railway Related Property

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Property Construction and Refurbishment Works

Reference number

Project_32617

II.1.2) Main CPV code

- 45213320 - Construction work for buildings relating to railway transport

II.1.3) Type of contract

Works

II.1.4) Short description

The Procurement Event seeks to establish a framework for the provision of Property Construction activities across Network Rail's Regions.

The anticipated works covered by this framework will encompass a wide range of construction projects, including, but not limited to, the renovation and refurbishment of existing commercial and industrial properties and the construction of new properties across Network Rail's estate.

The geographic coverage of the lots offered will align with Network Rail's Regions. Regions will be covered by two lots (with the exception of Network Rail's Southern Region), a Lot covering work on Network Rail's infrastructure, requiring the provider to hold a Principal Contractors License (PCL) (as defined in Network Rail Standard NR/OHS/L2/00130 'Creating a Site of Work Segregated from the Railway') and a Lot covering work in the 'high street' environment (as defined in Network Rail Standard NR/L3/OHS/005 'Design and Construction in a High Street Environment').

Suppliers may win lots in different Regions; however, a supplier can not be awarded both the Network Rail Infrastructure and high street environment lots within a Region

II.1.5) Estimated total value

Value excluding VAT: £225,623,080

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Network Rail Southern Region – provision of property refurbishment and construction works

Lot No

1

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

Main site or place of performance

Network Rail's Southern Region

II.2.4) Description of the procurement

The provision of property refurbishment and construction works within Network Rail's Southern Region. The Southern Region is offering one lot, due to the anticipated locations and nature of the work there is no requirement for suppliers to hold a PCL; suppliers holding a PCL and those without a PCL may apply for the lot.

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: £73,950,050

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

optional 1yr+1yr framework extension

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Network Rail North West & Central Region – provision of property refurbishment and construction works on Network Rail's managed infrastructure, requiring a Principal Contractors Licence

Lot No

2

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

Network Rail's North West & Central Region

II.2.4) Description of the procurement

The provision of property refurbishment and construction works on Network Rail's managed infrastructure, requiring the provider to hold a Principal Contractors License (PCL) within Network Rail's North West & Central Region.

A minimum of two suppliers will be required to hold a PCL in each lot that requires PCL holders at the point of award.

Suppliers not currently holding a PCL may apply for the lot; however, if successful they will not be awarded a contract until they have achieved a PCL.

Estimated value of Lots 2 & 3 (excluding VAT) £43,766,350

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional 1yr+1yr framework extension

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Network Rail North West & Central Region – provision of property refurbishment and construction works in the High Street environment

Lot No

3

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

Network Rail's North West & Central Region

II.2.4) Description of the procurement

The provision of property refurbishment and construction works in the 'high street environment' within Network Rail's North West & Central Region.

The lot is open to suppliers both holding a PCL and those without.

Estimated value of Lots 2 & 3 combined (excluding VAT) £43,766,350

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional 1yr+1yr framework extension

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Network Rail Eastern Region – provision of property refurbishment and construction works on Network Rail’s managed infrastructure, requiring a Principal Contractors Licence

Lot No

4

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UKH - East of England

Main site or place of performance

Network Rail's Eastern Region

II.2.4) Description of the procurement

The provision of property refurbishment and construction works on Network Rail’s managed infrastructure, requiring the provider to hold a Principal Contractors License (PCL) within Network Rail’s Eastern Region.

A minimum of two suppliers will be required to hold a PCL in each lot that requires PCL holders at the point of award.

Suppliers not currently holding a PCL may apply for the lot; however, if successful they will not be awarded a contract until they have achieved a PCL.

Estimated value of Lots 4 & 5 combined (excluding VAT) £41,502,570

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional 1yr+1yr framework extension

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Network Rail Eastern Region – provision of property refurbishment and construction works on Network Rail’s managed infrastructure, requiring a Principal Contractors Licence

Lot No

5

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UKH - East of England

II.2.4) Description of the procurement

The provision of property refurbishment and construction works in the ‘high street environment’ within Network Rail’s Eastern Region. The lot is open to suppliers both holding a PCL and those without.

Estimated value of Lots 4 & 5 combined (excluding VAT) £41,502,570

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional 1yr+1yr framework extension

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Network Rail Western & Wales Regions – provision of property refurbishment and construction works on Network Rail's managed infrastructure, requiring a Principal Contractors Licence

Lot No

6

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The provision of property refurbishment and construction works on Network Rail's managed infrastructure, requiring the provider to hold a Principal Contractors License (PCL) within Network Rail's Western & Wales Region.

A minimum of two suppliers will be required to hold a PCL in each lot that requires PCL holders at the point of award.

Suppliers not currently holding a PCL may apply for the lot; however, if successful they will not be awarded a contract until they have achieved a PCL.

Estimated value of Lots 6 & 7 combined (excluding VAT) £45,275,530

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional 1yr+1yr framework extension

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Network Rail Western & Wales Regions – provision of property refurbishment and construction works on Network Rail’s managed infrastructure, requiring a Principal Contractors Licence

Lot No

7

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The provision of property refurbishment and construction works in the ‘high street environment’ within Network Rail’s Western & Wales Regions. The lot is open to suppliers both holding a PCL and those without a PCL.

Estimated value of Lots 6 & 7 combined (excluding VAT) £45,275,530

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional 1yr+1yr framework extension

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Network Rail Scotland Region – provision of property refurbishment and construction works on Network Rail's managed infrastructure, requiring a Principal Contractors Licence

Lot No

8

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The provision of property refurbishment and construction works on Network Rail's managed infrastructure, requiring the provider to hold a Principal Contractors License (PCL) within Network Rail's Scotland Region.

A minimum of two suppliers will be required to hold a PCL in each lot that requires PCL holders at the point of award.

Suppliers not currently holding a PCL may apply for the lot; however, if successful they will not be awarded a contract until they have achieved a PCL.

Estimated value of Lots 8 & 9 combined (excluding VAT) £21,128,580

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional 1yr+1yr framework extension

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Network Scotland Region – provision of property refurbishment and construction works in the High Street environment

Lot No

9

II.2.2) Additional CPV code(s)

- 45213320 - Construction work for buildings relating to railway transport

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The provision of property refurbishment and construction works in the ‘high street environment’ within Network Rail’s Scotland Region. The lot is open to suppliers both holding a PCL and those without a PCL.

Estimated value of Lots 8 & 9 combined (excluding VAT) £21,128,580

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

Start date

23 October 2025

End date

22 October 2030

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Optional 1yr+1yr framework extension

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

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Minimum level(s) of standards possibly required

Tenderers should ensure they have the technical ability to deliver the range of works as outlined in the procurement documents and that they can provide these works across the entirety of the specific Network Rail Region tendered for.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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: 25

In the case of framework agreements, provide justification for any duration exceeding 4 years:

In order to achieve stability of supply and allow for the assessment of the framework effectiveness.

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

15 November 2024

Local time

12:00pm

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: 31 October 2025

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 Royal Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom