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Tender

Oxford - Architect Services

NETWORK RAIL INFRASTRUCTURE LIMITED

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-054388

Procurement identifier (OCID): ocds-h6vhtk-059530

Published 5 September 2025, 3:43pm

Scope

Reference

project_43822

Description

Network Rail is seeking to appoint a suitably qualified and experienced architectural practice to lead the design and planning application for the redevelopment of Oxford Station and its surrounding area. This commission forms a critical part of the Oxford Station Masterplan, which aims to deliver a new vision for the station environment, supporting Oxford's growth as a national rail hub and global innovation centre.

Scope of Services:

- **Masterplanning:** Develop and evolve previous scheme proposals to create a new, mixed-use masterplan that maximises value, integrates operational railway requirements, and aligns with Oxford City's development and regeneration aspirations.
- **Design Leadership:** Act as lead architect for the masterplan, coordinating with specialist consultants and stakeholders to deliver a comprehensive design solution, including station

entrances, public realm, multi-storey car park, cycle hub, offices, life sciences, hotel, and residential elements.

- **Planning Application:** Prepare and submit a detailed planning application for Phase 1, including all necessary supporting documents, reports, and stakeholder engagement as required by the local planning authority.
- **Stakeholder Engagement:** Collaborate with Oxford City Council, Oxfordshire County Council, Network Rail, train operating companies, and other key stakeholders throughout the design and planning process.
- **Sustainability:** Embed best practice in environmental, social, and governance (ESG) objectives, targeting high levels of certification (e.g., BREEAM, WELL, NABERS, BNG, embodied carbon).

Key Deliverables:

- A new illustrative masterplan for the Oxford Station area, including phasing and delivery strategy.
- RIBA Stage 2+ design report for the first phase of development.
- Full planning application for Phase 1, including all required technical and supporting documentation.
- Coordination and integration of specialist inputs (e.g., transport, sustainability, heritage, engineering).
- Ongoing design and technical support through the planning determination period.

The contract will be let under the NR26 NEC4 Professional Service Short Contract (PSSC).

The scope of this procurement covers the development of the Oxford Station Masterplan and the delivery of a detailed planning application for Phase 1. Phase 2 services are entirely optional and may not be instructed. Any extension to include Phase 2 will be subject to separate approval and explicit instruction by Network Rail. The estimated total value stated in this notice is inclusive of both Phase 1 and the optional Phase 2. The initial contract will be awarded for Phase 1 only, with any extension to include Phase 2 subject to formal instruction by Network Rail.

Full details of the scope, deliverables, and requirements are provided in the procurement documents within the tender Pack.

Total value (estimated)

- £1,900,000 excluding VAT
- £2,280,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 8 November 2025 to 8 November 2026
- Possible extension to 8 November 2027
- 2 years, 1 day

Description of possible extension:

The contract may be extended at Network Rail's sole discretion to include services for Phase 2 of the Oxford Station Masterplan. Phase 2 is entirely optional and may not be instructed. If exercised, the extension would cover up to an additional 12 months of services. The extension will only be used if Network Rail issues a formal instruction to the supplier.

Options

The right to additional purchases while the contract is valid.

This contract includes an option for Network Rail to extend the scope of services to cover Phase 2 of the Oxford Station Masterplan. The circumstances and scope of this option are as follows:

Phase 2 (Optional Extension):

Network Rail reserves the right, at its sole discretion, to instruct the appointed architect to undertake further services relating to Phase 2 of the masterplan.

Scope of Phase 2: This may include additional design development, planning application(s), and related architectural services for subsequent phases of the Oxford Station redevelopment, as set out in the Schedule of Services and Deliverables.

- Circumstances for Use: The option to proceed with Phase 2 will only be exercised if Network Rail issues a formal instruction to the supplier. There is no guarantee that Phase 2 will be invoked.
- Value: If exercised, the contract value may be increased up to a total of £2.15m to reflect the additional services required for Phase 2.

Main procurement category

Services

CPV classifications

- 71220000 - Architectural design services
- 71200000 - Architectural and related services
- 71221000 - Architectural services for buildings
- 71240000 - Architectural, engineering and planning services
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UK - United Kingdom

Participation

Legal and financial capacity conditions of participation

Full details of the legal and financial requirements, including any conditions to be met prior to contract award, are set out in the tender documents.

Technical ability conditions of participation

Full details of the technical requirements and acceptable forms of evidence are provided in the tender documents.

Submission

Enquiry deadline

8 October 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

10 October 2025, 12:00pm

Submission address and any special instructions

Full instructions for accessing the tender documents and submitting a response are provided within the portal.

All responses and submissions must be submitted electronically via the Bravo eSourcing portal at: <https://networkrail.bravosolution.co.uk>.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

28 October 2025

Award criteria

Name	Description	Type	Weighting
Pricing	ITT - Commerical Envelope	Price	30%
Masterplan Deliverability and Design Response	ITT - Technical Envelope	Quality	25%
Key Personnel & CV's	ITT - Technical Envelope	Quality	10%
Station Needs Interpretation and Operational Interface Experience	ITT - Technical Envelope	Quality	10%
Relevant Project Experience by Building Type	ITT - Technical Envelope	Quality	10%
Health and Safety Management	ITT - Technical Envelope	Quality	5%

Name	Description	Type	Weighting
Collaboration with Specialist Architectural Practices	ITT - Technical Envelope	Quality	5%
Environmental and Social Sustainability Approach	ITT - Technical Envelope	Quality	5%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

This procurement will be conducted using the Competitive Flexible Procedure in accordance with the Procurement Act 2023. The process begins with the publication of the Tender Notice and all associated procurement documents, which is made available via the Find a Tender Service and the Bravo Portal (NR Sourcing Portal). Interested suppliers are required to submit both a Procurement Specific Questionnaire (PSQ) and their full tender response in a single stage, by the deadline specified in the procurement timetable.

All submissions will first be assessed against the conditions of participation set out in the PSQ. Only those candidates who meet all mandatory requirements and are ranked in the top four based on technical scoring will progress to full tender evaluation. The tenders of these shortlisted candidates will then be evaluated against published technical and commercial criteria, with a weighting of 70% technical and 30% commercial. Moderation and consensus scoring will be applied to ensure fairness and consistency.

A clarification window will be provided during the tender period, allowing suppliers to seek clarification on any aspect of the procurement documents. Network Rail may also seek clarifications from bidders during the evaluation process to ensure a full understanding of submissions.

Following evaluation, the highest scoring tenderer will be recommended for contract award. A standstill period will be observed prior to contract execution, in line with procurement regulations. The contract will initially cover services for Phase 1, with Network Rail reserving the right to extend the contract to include Phase 2 services, subject to separate approval and instruction.

This procedure is designed to ensure transparency, equal treatment, and value for money, while allowing Network Rail to tailor the procurement process to the complexity and urgency of the Oxford Station Masterplan project.

Justification for not publishing a preliminary market engagement notice

A preliminary market engagement notice has not been published for this procurement due to the urgent programme requirements and the need to proceed directly to competition. The scope and requirements have been developed based on prior project work and stakeholder input, ensuring that the procurement is proportionate. As such, a separate preliminary market engagement exercise was not considered necessary for this process.

Contracting authority

NETWORK RAIL INFRASTRUCTURE LIMITED

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Organisation type: Public authority - central government