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Tender

Framework Agreement for Construction and Infrastructure Works (Minor, Major and Depot Projects)

FIRST GREATER WESTERN LIMITED

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

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Scope

Description

GWR is seeking to establish a Framework Agreement for the delivery of construction and infrastructure works across its property and depot estates. The framework will cover a broad range of project types including minor building works, refurbishments, renewals, upgrades, and new construction at stations, depots, and operational facilities.

The framework will be divided into three lots:

Lot 1 - Minor Works: General building, refurbishment, and maintenance.

Lot 2 - Stations Major Works: Station upgrade and construction projects.

Lot 3 - Depot Works: Building and infrastructure improvements at depot sites

The framework will operate for a period of 3 years with an optional 1-year extension (3 + 1 years) and will be structured as an open framework, allowing supplier refresh during its lifetime.

Works will be called off under adapted JCT contract forms (Minor Works, Intermediate

with Contractor's Design, or Design & Build, as applicable) and will be awarded via mini-competitions.

All works must be delivered to the required safety, quality, and environmental standards, ensuring minimal disruption to operational sites and alignment with the contracting authority's sustainability objectives.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £90,000,000 excluding VAT
- £108,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 1 April 2030
- 4 years, 1 day

Description of possible extension:

3 year initial contract term with an option to extend for a further 12 months.

Main procurement category

Services

CPV classifications

- 45000000 - Construction work
- 50000000 - Repair and maintenance services

Contract locations

- UKI - London
 - UKJ - South East (England)
 - UKK - South West (England)
-

Lot 1. Minor Works

Description

General minor construction, refurbishment, and maintenance works across our network of station and staff accommodation.

Typical works may include:

General building repairs, redecoration, and refurbishments.

Small-scale structural alterations, roofing, and drainage works.

Minor extensions, fit-outs, or internal layout changes.

Mechanical and electrical upgrades associated with minor works.

External works such as fencing, paving, and minor civil engineering.

Projects under this lot will generally be short duration, low complexity, and delivered in live operational environments where flexibility and responsiveness are essential.

Lot value (estimated)

- £18,000,000 excluding VAT
- £21,600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Stations Major Works

Description

Significant upgrades, refurbishments, and new build works at station locations.

Typical works may include:

Station building refurbishments and structural alterations.

Platform extensions, canopies, and accessibility improvements.

Construction of new station buildings, facilities, or extensions.

Major mechanical, electrical, and public realm works at stations.

Upgrades to passenger areas, retail units, and back-of-house facilities.

Projects in this lot will often be multi-disciplinary and may require detailed design input, stakeholder coordination, and work within live passenger environments.

Lot value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Depot Works

Description

Infrastructure improvements, building works, and specialist upgrades at depot facilities.

Typical works may include:

Construction, refurbishment, or extension of depot buildings and workshops.

Infrastructure upgrades such as drainage, hardstanding, and utilities.

Specialist rail depot systems

Office and welfare accommodation refurbishments within depot environments.

Structural, mechanical, or electrical improvements to support operational efficiency.

Projects under this lot will require careful planning and delivery in live operational and safety-critical environments, often with restricted access and coordination with depot management teams.

Lot value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Open framework scheme end date (estimated)

1 April 2030

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

All interested suppliers will submit a tender addressing both selection and award criteria.

Tenders will be evaluated against published criteria covering financial standing, technical capability, quality, sustainability.

The highest-scoring suppliers will be appointed to the framework for a period of 3 years with an optional 1-year extension (3 + 1 years).

The framework will operate on an open basis, allowing new suppliers to be added during its term to maintain competitiveness and capability.

Call-Off Tenders:

Once appointed, framework suppliers will be invited to compete for individual projects through mini-competitions.

Each mini-competition will include a defined scope, pricing schedule, and specific evaluation criteria.

Evaluation weightings for Technical and Commercial submissions will vary depending on the complexity and nature of the project, typically within the following ranges:

Technical: 10% - 90%

Commercial: 10% - 90%

The applicable weighting for each mini-competition will be clearly stated in the call-off documentation.

Call-off contracts will be awarded under the relevant adapted JCT contract form (Minor Works, Intermediate with Contractor's Design, or Design & Build).

This process ensures a fair, transparent, and flexible framework that maintains competitive tension while achieving the best balance of quality and value for money across all works.

Award method when using the framework

With competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. Minor Works

Lot 2. Stations Major Works

Lot 3. Depot Works

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

5 December 2025, 6:00pm

Submission address and any special instructions

<https://procurement.gwr.com/tenders/12-tenders/gwr-notice/111-fww>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. Minor Works

Minimum 5 suppliers

Selection criteria:

Suppliers will be selected based on their ability to demonstrate capability and experience relevant to the delivery of minor construction, refurbishment and maintenance works.

Selection criteria will include:

Financial Standing: Evidence of financial stability and appropriate levels of insurance as stated in the tender documents

Technical and Professional Capability: Demonstrated capability in delivering similar minor works projects within occupied and operational environments.

Health, Safety and Environmental Management: Compliance with recognised safety standards, procedures, and environmental practices.

Sustainability and Social Value: Commitment to environmental sustainability, local supply chain engagement, and social value delivery.

References / Case Studies: Proven track record of relevant past performance.

Only suppliers meeting the minimum selection thresholds will be invited to tender for inclusion in the framework under this lot.

Lot 2. Stations Major Works

Minimum 5 suppliers

Selection criteria:

Suppliers will be selected based on their capability, experience, and resources to deliver station upgrade, refurbishment, and new-build projects with values typically between £300,000 and £3,000,000.

Selection criteria will include:

Financial Standing: Evidence of financial stability and appropriate levels of insurance as stated in the tender documents

Technical and Professional Capability: Demonstrated capability in delivering similar Works projects within occupied and operational environments.

Health, Safety and Environmental Management: Compliance with recognised safety standards, procedures, and environmental practices.

Sustainability and Social Value: Commitment to environmental sustainability, local supply chain engagement, and social value delivery.

References / Case Studies: Proven track record of relevant past performance.

Only suppliers meeting the minimum selection thresholds will be invited to tender for inclusion in the framework under this lot.

Lot 3. Depot Works

Minimum 3 suppliers

Selection criteria:

Suppliers will be selected based on their capability and experience in delivering building, civil, and infrastructure works within depot and operational railway environments, typically valued between £300,000 and £3,000,000.

Selection criteria will include:

Financial Standing: Evidence of financial stability and suitable levels of insurance for medium-value projects.

Technical and Professional Capability: Demonstrated experience in depot, industrial, or operational facilities where access, safety, and continuity of service are critical.

Specialist Knowledge: Understanding of working within railway depots, including coordination with operational teams and adherence to industry safety standards.

Health, Safety and Environmental Management: Comprehensive systems for ensuring safe delivery in live operational settings.

Quality and Risk Management: Established quality assurance procedures and proactive risk management processes.

Sustainability and Social Value: Clear approach to minimising environmental impact and supporting social value initiatives.

References / Case Studies: Evidence of successful delivery of similar depot or industrial works.

Award decision date (estimated)

13 February 2026

Award criteria

Name	Description	Type
Case Studies		Quality
Commercial Standing		Cost
Compliance	All works must be delivered to the required safety, quality, and environmental standards, ensuring minimal disruption to operational sites and alignment with the GWR's sustainability objectives	Quality
Capability Questions	All works must be delivered to the required safety, quality, and environmental standards, ensuring minimal disruption to operational sites and alignment with the GWR's sustainability objectives	Quality

Weighting description

Case Studies and Capability Questions - 100%

Commercial Standing - Pass/ Fail

Compliance - Pass/ Fail

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Procedure steps:

Stage 1: Expression of Interest for each Lot.

Stage 2: All registered suppliers will be invited to submit a response covering both qualification and quality evaluation criteria.

Evaluation: submissions will be assessed against published conditions of participation of the Stage 2 (financial standing, insurance), and award criteria including technical capability, case studies, sustainability, and acceptance of terms.

No individual projects will be awarded at this point.

Framework Appointment: The highest-scoring suppliers will be appointed to the framework for a period of 3 years with an optional 1-year extension (3 + 1 years) for each Lot.

Call-Off Process: Future works will be awarded via mini-competitions (call-off tenders) under the relevant variation of JCT contract type. Which will be evaluated on technical and commercial elements dependant on project requirements.

Documents

Documents to be provided after the tender notice

They will be published on the Tendering platform as the framework tender is launched.

Contracting authority

FIRST GREATER WESTERN LIMITED

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- Public Procurement Organisation Number: PXVG-2764-GZCQ

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Organisation type: Private utility