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Tender

## **M&E and Building Maintenance Services**

The Police and Crime Commissioner for Warwickshire

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

Notice identifier: 2025/S 000-014248

Procurement identifier (OCID): ocds-h6vhtk-05007a

Published 10 April 2025, 11:53am

### **Scope**

### **Reference**

WPA25-0017

### **Description**

You are invited to tender for the provision of building maintenance services to Warwickshire Police. The requirement will be tendered as a single requirement.

We are seeking a provider who can work with us to deliver and maintain the following service objectives

- Provide a safe working environment for officers, staff and visitors.
- Ensure compliance with all statutory requirements, internal standards, and industry best practice requirements inclusive of all specific manufacturers' requirements.
- Maximise the useful life span of the building, plant and equipment.
- Provide an efficient and effective reactive and remedial service.

- Optimise the sustainability of the estate.
- Ensure value for money in the delivery of services.
- Provide recommendations and strategy support regarding long term maintenance / plant replacement requirements.
- Plant life cycle recommendations.
- Carbon reduction recommendations and to assist the employer with its carbon reduction targets.

The scope of the requirement includes but shall not be limited to:

- Planned Maintenance of mechanical & electrical assets and plant.
- Statutory Maintenance
- 24/7 Reactive Maintenance Service including call centre facilities and remote management of all reactive calls and engineer dispatch
- Remedial Maintenance
- Building Fabric Maintenance
- Minor Building Works Projects
- Support to Minor Office Moves
- Equipment, Materials and Consumables Management
- Documentation & Record Keeping including all certification and compliance records for all systems including Force CAFM system

(Fire, Alarms, Access Control, BMS and Lifts are out of scope - see Procurement Documents for further information)

This procurement will be a competitive flexible procedure including the following stages:

- Stage 1 - Participation
- Stage 2 - Tender including site visits
- Stage 3 - Dialogue (Face to face sessions)

- Stage 4 - Best & Final Offer
- Stage 5 - Contract Award

All expressions of interest should be made via the Warwickshire Police InTend tendering portal accessible via the InTend Bluelight Hub: <https://sell2.in-tend.co.uk/blpd/home>. You can view the tender details via the `Tenders` tab. However to view the procurement documents you MUST register/ log in. To register please go to the `Portals` section and select Warwickshire Police to get to our tender portal. If you are already registered, simply log in and go the `Tenders` section to access the tender and the documents.

Please note your tender return must be submitted via the InTend portal prior to the submission deadline.

Link to Supplier Guide for the InTend Sell2Bluelight system

<https://bluelightcommercial.police.uk/media/2284/sell2bluelight-in-tend-full-supplier-guide.pdf>

Any questions relating to this procurement procedure must be made via the Correspondence function on the InTend portal.

### **Total value (estimated)**

- £5,000,000 excluding VAT
- £6,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 April 2026 to 1 April 2029
- Possible extension to 1 April 2031
- 5 years, 1 day

Description of possible extension:

2 x 12 month extensions

## **Main procurement category**

Services

## **CPV classifications**

- 45000000 - Construction work
- 45259000 - Repair and maintenance of plant
- 45259200 - Purification-plant repair and maintenance work
- 45259300 - Heating-plant repair and maintenance work
- 50000000 - Repair and maintenance services
- 50410000 - Repair and maintenance services of measuring, testing and checking apparatus
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50530000 - Repair and maintenance services of machinery
- 50531000 - Repair and maintenance services for non-electrical machinery
- 50531100 - Repair and maintenance services of boilers
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50532300 - Repair and maintenance services of generators
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations

- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50750000 - Lift-maintenance services
- 50883000 - Repair and maintenance services of catering equipment
- 51620000 - Installation services of office equipment
- 71314310 - Heating engineering services for buildings
- 71315000 - Building services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71315300 - Building surveying services
- 71315400 - Building-inspection services
- 71318100 - Artificial and natural lighting engineering services for buildings
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71326000 - Ancillary building services
- 71631300 - Technical building-inspection services
- 79993000 - Building and facilities management services

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## **Submission**

### **Enquiry deadline**

6 May 2025, 5:00pm

## **Submission type**

Tenders

## **Tender submission deadline**

9 May 2025, 1:00pm

## **Submission address and any special instructions**

Where stages require the submission of documents on In-tend, you must submit one electronic copy of the entire stage response via the Tendering portal. Please clearly label the title of all electronic files uploaded so that they are easily identifiable.

All documents must be completed in English.

In submitting via the Tendering portal, please upload your submission using the 'Attach documents' button - please do not send via any other method and please do not use the correspondence function as this will not be accepted. Please ensure that once attached you click 'Submit Response'. Failure to submit by the required deadline will result in disqualification from the procedure.

NOTE: Large files may take some time to upload. We advise that you log-on to commence your upload process at least 2 hours prior to the deadline.

<https://sell2.in-tend.co.uk/blpd/publictenders>

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

**Award decision date (estimated)**

1 October 2025

**Award criteria**

<b>Name</b>	<b>Description</b>	<b>Type</b>
Simple description	Stage 1 - Pass / Fail Stage 2 - Price 55% Quality - Written Tender : 10% Social Value - Written Tender : 35% Price - 4 highest scoring bidders will be shortlisted for participation in Stage 3 Stage 3 - Face to Face sessions, no scoring or down- select Stage 4 - Best and Final Offer, 40% Tender score from Stage 2 : 25% Final Written Response : 35% Final Pricing Full details as set out in Section 6 of the Invitation to Tender	

**Weighting description**

Stage 1 - Pass / Fail

Stage 2 - 55% Quality - Written Tender : 10% Social Value - Written Tender : 35% Price - 4 highest scoring bidders will be shortlisted for participation in Stage 3

Stage 3 - Face to Face sessions, no scoring or down-select

Stage 4 - Best and Final Offer, 40% Tender score from Stage 2 : 25% Final Written Response : 35% Final Pricing

Full details as set out in Section 6 of the Invitation to Tender

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## Other information

### Conflicts assessment prepared/revised

Yes

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## Procedure

### Procedure type

Competitive flexible procedure

### Competitive flexible procedure description

Stage 1 - Participation

Stage 2 - Tender including site visits

Stage 3 - Dialogue (Face to face sessions)

Stage 4 - Best & Final Offer

Stage 5 - Contract Award

We reserve the right to refine the award criteria during the procedure prior to inviting final tenders.

Further detail is provided within the Invitation To Tender document.



## **Justification for not publishing a preliminary market engagement notice**

We have issued a previous procurement for the same services within the last 12 months that was abandoned and we believe that the market is aware that we would be re-tendering for these services imminently. No specific market engagement has been conducted in relation to this specific procurement exercise.

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## **Documents**

### **Associated tender documents**

<https://sell2.in-tend.co.uk/blpd/publictenders>

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## **Contracting authority**

### **The Police and Crime Commissioner for Warwickshire**

- Public Procurement Organisation Number: PXNY-4251-DZLZ

Warwickshire Police Headquarters

Leek Wootton

CV35 7QB

United Kingdom

Email: [procurement@warwickshire.police.uk](mailto:procurement@warwickshire.police.uk)

Region: UKG13 - Warwickshire

Organisation type: Public authority - sub-central government