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Tender

## **FE Colleges Property Management Framework 2026**

Belfast Metropolitan College (BMC)  
Northern Regional College (NRC)  
North West Regional College (NWRC)  
South Eastern Regional College (SERC)  
Southern Regional College (SRC)  
South West College (SWC)

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

Notice identifier: 2026/S 000-014885

Procurement identifier (OCID): ocds-h6vhtk-06574c

Published 18 February 2026, 3:29pm

### **Scope**

### **Description**

The Framework Agreement is for the provision of a wide range of construction related property maintenance services for the 6 NI Regional Colleges Belfast Metropolitan College, Northern Regional College, North West Regional College, South Eastern Regional College, Southern Regional College and South West College as follows: Planned Preventative Maintenance PPM i.e. the regular routine inspection, testing and servicing of plant and equipment. Response Maintenance and Minor Works i.e. for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day, 24 hour service. Minor Works projects including the provision of building, mechanical, electrical, and specialist

construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements

## **Commercial tool**

Establishes a framework

## **Total value (estimated)**

- £41,200,000 excluding VAT
- £49,440,000 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 1 September 2026 to 31 August 2030
- 4 years

## **Main procurement category**

Works

## **CPV classifications**

- 45210000 - Building construction work
- 45310000 - Electrical installation work
- 45350000 - Mechanical installations
- 45300000 - Building installation work
- 45453100 - Refurbishment work

## **Contract locations**

- UKN0 - Northern Ireland

## **Lot constraints**

Maximum number of lots a supplier can be awarded: 2

Description of how multiple lots may be awarded:

The maximum number of Lots a Supplier can be awarded is 2. However, the procurement documents include relaxations whereby a single Supplier may be awarded up to 4 separate lots in the event there are an insufficient number of Suppliers and, irrespective of the number of Lots a Supplier has been awarded, the process for awarding an additional Lot under the Step-In option.

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## **Lot 1. LOT 1 Southern Regional College (SRC) Property Maintenance**

### **Description**

Planned Preventative Maintenance, Response Maintenance and Minor Works.

### **Lot value (estimated)**

- £9,300,000 excluding VAT
- £11,160,000 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.

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## **Lot 2. LOT 2 North West Regional College (NWRC) Property Maintenance**

### **Description**

This Lot is for the provision of a wide range of construction

related property maintenance services for North West Regional College (NWRC) as follows: Planned Preventative Maintenance (PPM) - the regular routine inspection, testing and servicing of plant and equipment. Response Maintenance / Minor Works – for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day / 24 hour service. Minor Works projects – the provision of building, mechanical, electrical, and / or specialist construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements.

### **Lot value (estimated)**

- £7,900,000 excluding VAT
- £9,480,000 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.

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## **Lot 3. LOT 3 Belfast Metropolitan College (Belfast Met) Property Maintenance**

### **Description**

This Lot is for the provision of a wide range of construction related property maintenance services for Belfast Metropolitan College (BMC) as follows: Planned Preventative Maintenance (PPM) - the regular routine inspection, testing and servicing of plant and equipment. Response Maintenance / Minor Works – for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day / 24 hour service. Minor Works projects – the provision of building, mechanical, electrical, and / or specialist construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements.

### **Lot value (estimated)**

- £6,500,000 excluding VAT
- £7,800,000 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.

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## **Lot 4. LOT 4 South Eastern Regional College (SERC) Property Maintenance**

## Description

This Lot is for the provision of a wide range of construction related property maintenance services for South Eastern

Regional College (SERC) as follows: Planned Preventative Maintenance (PPM) - the regular routine inspection, testing and servicing of plant and equipment. Response Maintenance / Minor Works – for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day / 24 hour service. Minor Works projects – the provision of building, mechanical, electrical, and / or specialist construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements.

## Lot value (estimated)

- £6,000,000 excluding VAT
- £7,200,000 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.

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## Lot 5. LOT 5 Northern Regional College (NRC) Property Maintenance

### Description

This Lot is for the provision of a wide range of construction

related property maintenance services for Northern Regional College (NRC) as follows: Planned Preventative Maintenance (PPM) - the regular routine inspection, testing and

servicing of plant and equipment. Response Maintenance / Minor Works – for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day / 24 hour service. Minor Works projects – the provision of building, mechanical, electrical, and / or specialist construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements.

### **Lot value (estimated)**

- £5,800,000 excluding VAT
- £6,960,000 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.

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## **Lot 6. LOT 6 South West College (SWC) Property Maintenance**

### **Description**

This Lot is for the provision of a wide range of construction related property maintenance services for South West College (SWC) as follows: Planned Preventative Maintenance (PPM) - the regular routine inspection, testing and servicing of plant and equipment. Response Maintenance / Minor Works – for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day / 24 hour service. Minor Works projects – the provision of building, mechanical, electrical, and / or specialist construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements.

## **Lot value (estimated)**

- £5,700,000 excluding VAT
- £6,840,000 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.

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## **Framework**

### **Maximum number of suppliers**

Unlimited

### **Maximum percentage fee charged to suppliers**

0%

### **Framework operation description**

The Framework Agreement is for the provision of a wide range of construction related property maintenance services for the 6 NI Regional Colleges Belfast Metropolitan College, Northern Regional College, North West Regional College, South Eastern Regional College, Southern Regional College and South West College as follows: Planned Preventative Maintenance PPM i.e. the regular routine inspection, testing and servicing of plant and equipment. Response Maintenance and Minor Works i.e. for individual Task Orders for repairs or maintenance to buildings, equipment, and mechanical and electrical systems. Response Maintenance is a 365 day, 24 hour service.

Minor Works projects including the provision of building, mechanical, electrical, and specialist

construction works projects to meet specific client requirements. All works are undertaken in compliance with all relevant statutory, regulatory, and other authoritative requirements.

A single Supplier will be appointed to each Lot of the Framework Agreement and will enter an NEC4 Term Service Contract for a period of 4 years.

The Framework Agreement includes a Step-in rights process whereby a Supplier appointed to one or more Lots of the Framework Agreement, may be asked to Step-in and deliver the works associated with another Lot, following a Secondary Competition. Refer to the Procurement Documents for more details.

The Framework Agreement and associated contracts also facilitate the Contracting Authority's right to modify the framework subject to The PA 2023 74(1) and Schedule 8 due to unknown circumstances

## **Award method when using the framework**

With competition

## **Contracting authorities that may use the framework**

Establishing party only

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## **Participation**

### **Legal and financial capacity conditions of participation**

**Lot 1. LOT 1 Southern Regional College (SRC) Property Maintenance**

**Lot 2. LOT 2 North West Regional College (NWRC) Property Maintenance**

**Lot 3. LOT 3 Belfast Metropolitan College (Belfast Met) Property Maintenance**

**Lot 4. LOT 4 South Eastern Regional College (SERC) Property Maintenance**

**Lot 5. LOT 5 Northern Regional College (NRC) Property Maintenance**

**Lot 6. LOT 6 South West College (SWC) Property Maintenance**

Refer to the requirements set out within the procurement documents for details.

### **Technical ability conditions of participation**

**Lot 1. LOT 1 Southern Regional College (SRC) Property Maintenance**

**Lot 2. LOT 2 North West Regional College (NWRC) Property Maintenance**

**Lot 3. LOT 3 Belfast Metropolitan College (Belfast Met) Property Maintenance**

**Lot 4. LOT 4 South Eastern Regional College (SERC) Property Maintenance**

**Lot 5. LOT 5 Northern Regional College (NRC) Property Maintenance**

**Lot 6. LOT 6 South West College (SWC) Property Maintenance**

Refer to the requirements set out within the procurement documents for details.

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## **Submission**

### **Enquiry deadline**

26 March 2026, 3:00pm

### **Submission type**

Requests to participate

### **Deadline for requests to participate**

26 March 2026, 3:00pm

## Submission address and any special instructions

<https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceId=6404795>

Refer to the procurement documents for further details.

## Tenders may be submitted electronically

Yes

## Languages that may be used for submission

English

## Award decision date (estimated)

26 June 2026

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## Award criteria

Name	Description	Type	Weighting
PRICE	Refer to the procurement documents for further details.	Price	70%

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<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
QUALITY ANS SOCIAL VALUE	Includes 20% Quality and 10% Social Value. Refer to the procurement documents for further details.	Quality	30%

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## **Other information**

### **Payment terms**

Refer to the procurement documents for details.

### **Description of risks to contract performance**

Due to the nature of the work involved in response maintenance and based on the various issues that have been experienced under our previous contractual arrangements, the Contracting Authority reserves the right to refer to and avail of the provisions of the Procurement Act 2023, including but not limited to contractual modifications, such as those set out in Schedule 8, including but not limited to:

Unforeseeable Circumstances

Urgency / Protection of Life

Additional Goods, Services or Works

In addition, the Contracting Authority may be asked to carry out decarbonisation activities to its asset register, which may form part of the scope of works under the Term Service Short Contract. These optional activities include but are not limited to

a. fabric upgrades

b. renewable technology installations; and

c. replacement of equipment to decarbonise heating systems and improve energy rating of key items on asset register

These optional activities may be called down under the relevant Term Service Short Contract at the written request of the Contracting Authority. There is no exclusivity or guarantee of volume and/or value in respect of this workstream, and it is dependent on funding being made available Dept for Economy with such activities or initiatives likely being initiated on an ad hoc basis.

Further information in relation to the potential for modifications is contained within the tender documents.

### **Applicable trade agreements**

- Government Procurement Agreement (GPA)

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Competitive flexible procedure

### **Competitive flexible procedure description**

Refer to the procurement documents for further details.

## **Contracting authorities**

### **Belfast Metropolitan College (BMC)**

- Public Procurement Organisation Number: PPTX-8572-NYCV

CPD 303 Airport West Clare House

Belfast

BT3 9ED

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

### **Northern Regional College (NRC)**

- Public Procurement Organisation Number: PCDC-7356-WJNZ

CPD 303 Airport West Clare House

Belfast

BT3 9ED

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

### **North West Regional College (NWRC)**

- Public Procurement Organisation Number: PRHT-9325-BBHZ

CPD 303 Airport West Clare House

BELFAST

BT3 9ED

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

### **South Eastern Regional College (SERC)**

- Public Procurement Organisation Number: PDDB-4392-TNVV

CPD 303 Airport West Clare House

BELFAST

BT3 9ED

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

### **Southern Regional College (SRC)**

- Public Procurement Organisation Number: PBTJ-5492-VBGW

CPD 303 Airport West Clare House

BELFAST

BT3 9ED

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

## **South West College (SWC)**

- Public Procurement Organisation Number: PJNR-3745-PPBV

CPD 303 Airport West Clare House

BELFAST

BT3 9ED

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

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## **Other organisation**

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

### **CPD - Construction Division**

Summary of their role in this procurement: CPD in its capacity as a Central Purchasing Body, is administering this procurement on behalf of the Contracting Authority.

- Public Procurement Organisation Number: PBPX-2845-LQQH

DOF CPD 303 Airport West Clare House

Belfast

BT3 9ED

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

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## Contact organisation

Contact [CPD - Construction Division](#) for any enquiries.