

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/017269-2025>

Tender

Hard Facilities Management 3 (SBS10524)

NHS Shared Business Services Limited

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

Notice identifier: 2025/S 000-017269

Procurement identifier (OCID): ocds-h6vhtk-050846

Published 28 April 2025, 12:02pm

Scope

Reference

SBS10524

Description

NHS Shared Business Services act in an Agency capacity for and on behalf of its customers (Approved Organisations) - existing and new. These comprise of NHS and Social Care organisations (whether acting individually, or on behalf of, or together as members of any consortia) along with any other public or private sector bodies which NHS SBS authorises to use the resulting Framework.

Our Approved Organisation list can be found on:

<https://www.sbs.nhs.uk/services/framework-agreements-categories/>

NHS SBS intends to put in place a Framework for Hard Facilities Management 3.

This includes the following Lots:

- Lot 1.1: Building Management Systems (BMS)

- Lot 1.2: Computer Assisted Facilities Management (CAFM) and Integrated Workplace Management Systems (IWMS)
- Lot 2.1: MTC Building and Painting and Decorating
- Lot 2.2: MTC Mechanical and / or Electrical
- Lot 2.3: ALL MTC Lots
- Lot 2.4: Flooring Services
- Lot 2.5: Roofing and Guttering Services
- Lot 2.6: Auto Door Maintenance and Roller Shutter Gates
- Lot 3.1: Plumbing and Drainage Services
- Lot 3.2: Medical Gas Pipeline Systems
- Lot 3.3: Steam Plant
- Lot 3.4: Oil and Gas Boilers
- Lot 3.5: Air Handling Units, Filters, Ventilation and Extraction
- Lot 3.6: Cooling and Refrigeration - Chillers, Condensers and Split Air Conditioning Units (A/Cs)
- Lot 4.1: High Voltage and Low Voltage
- Lot 4.2: Fixed Wiring Testing and Cable Management
- Lot 4.3: Generator Maintenance
- Lot 4.4: Standby Power Systems and Uninterruptible Power Supply (UPS)
- Lot 5.1: Statutory Inspections
- Lot 6.1: Electrical Sundries and Components
- Lot 6.2: Plumbing Consumables
- Lot 6.3: Building Consumables

- Lot 7.1: Removal Services and Relocation Services
- Lot 8.1: Theatre Verification (Critical Ventilation Services)
- Lot 9.1: Fuel Storage, Maintenance, Safety Services and Systems
- Lot 10.1: Hire - Electrical Back Up Plants
- Lot 10.2: Hire - Environmental Control Back Up Plants
- Lot 11.1: Hard Facilities Management (FM) Managed Services

We are committed to working with Suppliers who are dedicated to Sustainability and Social Value and there will be a significant weighting on these elements within the Invitation to Tender.

To access all information in relation to this opportunity, please click the 'Respond to Posting' button on the Discovery Posting. Potential bidders will then be asked to either login or register for an Ariba Network account. Once registration has been completed, potential bidders will be directed to the Event Page where they are given the option to read and accept the bidder's agreement. Upon accepting this agreement, potential bidders are given access to the opportunity and can begin the bidding process and raise clarification questions.

Bidders must register on the Central Digital Platform (www.gov.uk/find-tender) and ensure that Core Supplier Information is up to date, downloaded and is submitted as part of the Bid submission (in downloaded file format) in order to be assessed against the Conditions of Participation.

Commercial tool

Establishes a framework

Total value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 7 July 2026 to 6 July 2028
- Possible extension to 6 July 2030
- 4 years

Description of possible extension:

The Framework will be for 2 years with an option to extend for a further 2 years.

Main procurement category

Services

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Building Management Systems (BMS)

Description

To provide the design, supply, installation, upgrade, commissioning, and maintenance of a scalable and adaptable building management systems (BMS) also known as building energy management systems (BEMS).

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 48421000 - Facilities management software package
- 72222300 - Information technology services
- 72268000 - Software supply services
- 72514000 - Computer facilities management services
- 79993100 - Facilities management services

Same for all lots

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

Lot 1.2. Computer Assisted Facilities Management (CAFM) and Integrated Workplace Management Systems (IWMS)

Description

To provide a computer assisted facilities management (CAFM) and integrated workplace management systems (IWMS) for hard and soft facilities management services.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 48421000 - Facilities management software package
- 72268000 - Software supply services
- 72514000 - Computer facilities management services
- 79993100 - Facilities management services

Same for all lots

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

Lot 2.1. MTC Building and Painting and Decorating

Description

To provide a measured term contract for the provision of planned and reactive building, painting, and decorating services.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45215140 - Hospital facilities construction work
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 71315000 - Building services
- 79993100 - Facilities management services

Same for all lots

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

Lot 2.2. MTC Mechanical and / or Electrical

Description

To provide a measured term contract for the provision of planned and reactive mechanical and electrical (M&E) services.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31100000 - Electric motors, generators and transformers
- 31682530 - Emergency power supplies
- 42160000 - Boiler installations
- 44610000 - Tanks, reservoirs, containers and pressure vessels
- 45311000 - Electrical wiring and fitting work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45351000 - Mechanical engineering installation works
- 50532300 - Repair and maintenance services of generators
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 51131000 - Installation services of steam generators
- 71333000 - Mechanical engineering services
- 71334000 - Mechanical and electrical engineering services

Same for all lots

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

Lot 2.3. ALL MTC Lots

Description

To provide a measured term contract for the provision of planned and reactive works across multiple disciplines, including but not limited to building, painting, decorating, mechanical and electrical (M&E) services.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31100000 - Electric motors, generators and transformers
- 31682530 - Emergency power supplies
- 42160000 - Boiler installations
- 44610000 - Tanks, reservoirs, containers and pressure vessels
- 45215140 - Hospital facilities construction work
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work

- 50532300 - Repair and maintenance services of generators
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 51131000 - Installation services of steam generators
- 71315000 - Building services
- 71333000 - Mechanical engineering services
- 71334000 - Mechanical and electrical engineering services
- 79993100 - Facilities management services

Same for all lots

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

Lot 2.4. Flooring Services

Description

To provide flooring services, including supply, installation, maintenance, and repair of assorted flooring types.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45300000 - Building installation work
- 45430000 - Floor and wall covering work
- 71315000 - Building services

Same for all lots

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

Lot 2.5. Roofing and Guttering Services

Description

To provide roofing and guttering services, including supply, installation, maintenance, repairs, and replacement.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45261000 - Erection and related works of roof frames and coverings

Same for all lots

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

Lot 2.6. Auto Door Maintenance and Roller Shutter Gates

Description

To provide services for automatic doors and roller shutter gates, including supply, installation, commissioning, servicing, repairs, maintenance, and inspections.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44221220 - Fire doors
- 44221230 - Sliding doors
- 44221300 - Gates
- 44221310 - Access gates
- 44221400 - Shutters
- 50712000 - Repair and maintenance services of mechanical building installations

Same for all lots

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

Lot 3.1. Plumbing and Drainage Services

Description

To provide a comprehensive plumbing and drainage service, including supply, installation, servicing, repairs, and maintenance.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 42160000 - Boiler installations
- 44610000 - Tanks, reservoirs, containers and pressure vessels
- 45232452 - Drainage works
- 45330000 - Plumbing and sanitary works

Same for all lots

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

Lot 3.2. Medical Gas Pipeline Systems

Description

To provide mechanical and technical services for medical gas pipelines, including supply, installation, commissioning, servicing, repairs, maintenance, replacement, and statutory checks.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 24111500 - Medical gases
- 42123000 - Compressors
- 45351000 - Mechanical engineering installation works
- 51131000 - Installation services of steam generators

Same for all lots

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

Lot 3.3. Steam Plant

Description

To provide steam plant services including supply, installation, commissioning, servicing, repairs, maintenance, and statutory checks.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 42160000 - Boiler installations
- 44610000 - Tanks, reservoirs, containers and pressure vessels
- 45351000 - Mechanical engineering installation works
- 51131000 - Installation services of steam generators

Same for all lots

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

Lot 3.4. Oil and Gas Boilers

Description

To provide mechanical services for oil and gas boilers, including supply, installation, commissioning, servicing, repairs, maintenance, and statutory checks.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 42160000 - Boiler installations
- 44610000 - Tanks, reservoirs, containers and pressure vessels
- 44621000 - Radiators and boilers
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45351000 - Mechanical engineering installation works
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

Same for all lots

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

Lot 3.5. Air Handling Units, Filters, Ventilation and Extraction

Description

To provide air handling units (AHUs), filters, ventilation and extraction services, including supply, installation, commissioning, servicing, repairs, maintenance, and statutory checks.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 42510000 - Heat-exchange units, air-conditioning and refrigerating equipment, and filtering machinery
- 42520000 - Ventilation equipment
- 45331000 - Heating, ventilation and air-conditioning installation work

Same for all lots

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

Lot 3.6. Cooling and Refrigeration - Chillers, Condensers and Split Air Conditioning Units (A/Cs)

Description

To provide cooling and refrigeration services, including supply, installation, commissioning, servicing, repairs, maintenance, and statutory checks.

Lot value (estimated)

- £400,000,000 excluding VAT

- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 42500000 - Cooling and ventilation equipment
- 45331000 - Heating, ventilation and air-conditioning installation work

Same for all lots

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

Lot 4.1. High Voltage and Low Voltage

Description

To provide high and low voltage electrical services, including design, supply, installation, commissioning, servicing, repairs, maintenance, and statutory checks.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31200000 - Electricity distribution and control apparatus

- 45311000 - Electrical wiring and fitting work
- 45315400 - High voltage installation work
- 45315600 - Low-voltage installation work

Same for all lots

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

Lot 4.2. Fixed Wiring Testing and Cable Management

Description

To provide fixed wire testing and cable management services.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45311000 - Electrical wiring and fitting work
- 71314100 - Electrical services
- 71630000 - Technical inspection and testing services

Same for all lots

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

Lot 4.3. Generator Maintenance

Description

To provide generator maintenance services, including supply, installation, commissioning, servicing, repairs, maintenance, and statutory checks.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31100000 - Electric motors, generators and transformers
- 45351000 - Mechanical engineering installation works
- 50532300 - Repair and maintenance services of generators
- 51131000 - Installation services of steam generators

Same for all lots

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

Lot 4.4. Standby Power Systems and Uninterruptible Power Supply (UPS)

Description

To provide standby power systems, uninterruptible power supply (UPS), and inverter power supply (IPS), including supply, installation, commissioning, servicing, repairs, maintenance, and statutory checks.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31100000 - Electric motors, generators and transformers
- 31682530 - Emergency power supplies
- 51131000 - Installation services of steam generators

Same for all lots

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

Lot 5.1. Statutory Inspections

Description

To provide statutory inspections and surveys for mechanical and electrical (M&E) services, equipment, compliance, and facilities services.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 79212300 - Statutory audit services

Same for all lots

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

Lot 6.1. Electrical Sundries and Components

Description

To provide the supply of electrical sundries and components.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting

Same for all lots

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

Lot 6.2. Plumbing Consumables

Description

To provide the supply of plumbing consumables.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 39715300 - Plumbing equipment

- 44115200 - Plumbing and heating materials
- 44115210 - Plumbing materials
- 44160000 - Pipeline, piping, pipes, casing, tubing and related items

Same for all lots

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

Lot 6.3. Building Consumables

Description

To provide the supply of building consumables.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44100000 - Construction materials and associated items

Same for all lots

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

Lot 7.1. Removal Services and Relocation Services

Description

To provide comprehensive removal and relocation services, including furniture and equipment relocation, transportation services, special handling services, office and commercial relocations, waste removal, recycling, and storage services.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 63121000 - Storage and retrieval services
- 98392000 - Relocation services

Same for all lots

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

Lot 8.1. Theatre Verification (Critical Ventilation Services)

Description

To provide an operating theatre verification service, including verification, validation, and local exhaust ventilation (LEV) testing.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45331000 - Heating, ventilation and air-conditioning installation work
- 71321400 - Ventilation consultancy services

Same for all lots

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

Lot 9.1. Fuel Storage, Maintenance, Safety Services and Systems

Description

To provide bunded and bunkered fuel systems, storage solutions, safety services, systems, and solutions, including fuel decontamination.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44610000 - Tanks, reservoirs, containers and pressure vessels

Same for all lots

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

Lot 10.1. Hire - Electrical Back Up Plants

Description

To provide short-and long-term hire of electrical backup plant, including delivery, installation, and removal.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31120000 - Generators

- 42510000 - Heat-exchange units, air-conditioning and refrigerating equipment, and filtering machinery

Same for all lots

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

Lot 10.2. Hire - Environmental Control Back Up Plants

Description

To provide short and long-term hire of environmental control backup plant, including delivery, installation, and removal.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31120000 - Generators
- 42510000 - Heat-exchange units, air-conditioning and refrigerating equipment, and filtering machinery

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are

the same for all lots.

Lot 11.1. Hard Facilities Management (FM) Managed Services

Description

To provide a hard facilities managed service which includes any service areas classified under hard facilities services.

Lot value (estimated)

- £400,000,000 excluding VAT
- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 24111500 - Medical gases
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 34928470 - Signage
- 35100000 - Emergency and security equipment
- 42123000 - Compressors
- 42160000 - Boiler installations
- 42416100 - Lifts
- 42500000 - Cooling and ventilation equipment
- 44221220 - Fire doors

- 44610000 - Tanks, reservoirs, containers and pressure vessels
- 45215140 - Hospital facilities construction work
- 45232452 - Drainage works
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 48420000 - Facilities management software package and software package suite
- 48900000 - Miscellaneous software package and computer systems
- 50532300 - Repair and maintenance services of generators
- 50700000 - Repair and maintenance services of building installations
- 51131000 - Installation services of steam generators
- 51700000 - Installation services of fire protection equipment
- 63121000 - Storage and retrieval services
- 71000000 - Architectural, construction, engineering and inspection services
- 72514000 - Computer facilities management services
- 79212300 - Statutory audit services
- 79993000 - Building and facilities management services
- 90650000 - Asbestos removal services

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

2%

Further information about fees

We apply an NCIS (NHS Contracted Income Stream) levy to all sales under our Frameworks, which underpins the funding and investment for our contracting routes and category support to the NHS. This levy is applied as a percentage fee within the Frameworks between the Authority and the Supplier.

The NCIS levy for this Framework is 2%, which is lowered to 1% for any Call-Off Contract which has an annual value in excess of £1 million.

Please see the Corporate Requirements document within the Key Attachments section of the SAP Ariba Sourcing Event for further details

Framework operation description

There are two procurement routes for an Approved Organisation that wishes to use this Framework. A competitive process between the Suppliers in the relevant Lot, which may be preceded by a capability assessment, or an award without a competitive process to particular Supplier(s).

Schedule 7 of the Framework explains the rules for both a competitive selection process and an award without a competitive process.

A competitive selection process is the default ordering procedure under this Framework.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

NHS Shared Business Services act in an Agency capacity for and on behalf of its customers (Approved Organisations) - existing and new. These comprise of NHS and Social Care organisations (whether acting individually, or on behalf of, or together as members of any consortia) along with any other public or private sector bodies which NHS SBS authorises to use the resulting Framework.

NHS Shared Business Services Limited (NHS SBS) intends to put in place a Framework Agreement for the provision of Interpretation & Translation Services for Healthcare to be used by NHS SBS Approved Organisations.

Our Approved Organisation list can be found on:

<https://www.sbs.nhs.uk/services/framework-agreements-categories/>

Contracting authority location restrictions

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Participation

Legal and financial capacity conditions of participation

Lot 1. Building Management Systems (BMS)

Lot 1.2. Computer Assisted Facilities Management (CAFM) and Integrated Workplace Management Systems (IWMS)

Lot 2.1. MTC Building and Painting and Decorating

Lot 2.2. MTC Mechanical and / or Electrical

Lot 2.3. ALL MTC Lots

Lot 2.4. Flooring Services

Lot 2.5. Roofing and Guttering Services

Lot 2.6. Auto Door Maintenance and Roller Shutter Gates

Lot 3.1. Plumbing and Drainage Services

Lot 3.2. Medical Gas Pipeline Systems

Lot 3.3. Steam Plant

Lot 3.4. Oil and Gas Boilers

Lot 3.5. Air Handling Units, Filters, Ventilation and Extraction

Lot 3.6. Cooling and Refrigeration - Chillers, Condensers and Split Air Conditioning Units (A/Cs)

Lot 4.1. High Voltage and Low Voltage

Lot 4.2. Fixed Wiring Testing and Cable Management

Lot 4.3. Generator Maintenance

Lot 4.4. Standby Power Systems and Uninterruptible Power Supply (UPS)

Lot 5.1. Statutory Inspections

Lot 6.1. Electrical Sundries and Components

Lot 6.2. Plumbing Consumables

Lot 6.3. Building Consumables

Lot 7.1. Removal Services and Relocation Services

Lot 8.1. Theatre Verification (Critical Ventilation Services)

Lot 9.1. Fuel Storage, Maintenance, Safety Services and Systems

Lot 10.1. Hire - Electrical Back Up Plants

Lot 10.2. Hire - Environmental Control Back Up Plants

Lot 11.1. Hard Facilities Management (FM) Managed Services

Please see the procurement documentation

Technical ability conditions of participation

Lot 1. Building Management Systems (BMS)

Lot 1.2. Computer Assisted Facilities Management (CAFM) and Integrated Workplace Management Systems (IWMS)

Lot 2.1. MTC Building and Painting and Decorating

Lot 2.2. MTC Mechanical and / or Electrical

Lot 2.3. ALL MTC Lots

Lot 2.4. Flooring Services

Lot 2.5. Roofing and Guttering Services

Lot 2.6. Auto Door Maintenance and Roller Shutter Gates

Lot 3.1. Plumbing and Drainage Services

Lot 3.2. Medical Gas Pipeline Systems

Lot 3.3. Steam Plant

Lot 3.4. Oil and Gas Boilers

Lot 3.5. Air Handling Units, Filters, Ventilation and Extraction

Lot 3.6. Cooling and Refrigeration - Chillers, Condensers and Split Air Conditioning Units (A/Cs)

Lot 4.1. High Voltage and Low Voltage

Lot 4.2. Fixed Wiring Testing and Cable Management

Lot 4.3. Generator Maintenance

Lot 4.4. Standby Power Systems and Uninterruptible Power Supply (UPS)

Lot 5.1. Statutory Inspections

Lot 6.1. Electrical Sundries and Components

Lot 6.2. Plumbing Consumables

Lot 6.3. Building Consumables

Lot 7.1. Removal Services and Relocation Services

Lot 8.1. Theatre Verification (Critical Ventilation Services)

Lot 9.1. Fuel Storage, Maintenance, Safety Services and Systems

Lot 10.1. Hire - Electrical Back Up Plants

Lot 10.2. Hire - Environmental Control Back Up Plants

Lot 11.1. Hard Facilities Management (FM) Managed Services

Please see the procurement documentation

Particular suitability

Lot 1. Building Management Systems (BMS)

Lot 1.2. Computer Assisted Facilities Management (CAFM) and Integrated Workplace Management Systems (IWMS)

Lot 2.1. MTC Building and Painting and Decorating

Lot 2.2. MTC Mechanical and / or Electrical

Lot 2.3. ALL MTC Lots

Lot 2.4. Flooring Services

Lot 2.5. Roofing and Guttering Services

Lot 2.6. Auto Door Maintenance and Roller Shutter Gates

Lot 3.1. Plumbing and Drainage Services

Lot 3.2. Medical Gas Pipeline Systems

Lot 3.3. Steam Plant

Lot 3.4. Oil and Gas Boilers

Lot 3.5. Air Handling Units, Filters, Ventilation and Extraction

Lot 3.6. Cooling and Refrigeration - Chillers, Condensers and Split Air Conditioning Units (A/Cs)

Lot 4.1. High Voltage and Low Voltage

Lot 4.2. Fixed Wiring Testing and Cable Management

Lot 4.3. Generator Maintenance

Lot 4.4. Standby Power Systems and Uninterruptible Power Supply (UPS)

Lot 5.1. Statutory Inspections

Lot 6.1. Electrical Sundries and Components

Lot 6.2. Plumbing Consumables

Lot 6.3. Building Consumables

Lot 7.1. Removal Services and Relocation Services

Lot 8.1. Theatre Verification (Critical Ventilation Services)

Lot 9.1. Fuel Storage, Maintenance, Safety Services and Systems

Lot 10.1. Hire - Electrical Back Up Plants

Lot 10.2. Hire - Environmental Control Back Up Plants

Lot 11.1. Hard Facilities Management (FM) Managed Services

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

30 May 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

13 June 2025, 12:00pm

Submission address and any special instructions

Tenders must be submitted via SAP Ariba via the following link:

<https://discovery.ariba.com/rfx/22944997>

To access all information and submit a response in relation to this opportunity, please click the 'Respond to Posting' button on the Discovery Posting link above. Potential Bidders will then be asked to either login or register for an Ariba Network account. Once registration has been completed, Potential Bidders will be directed to the Event Page.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

18 May 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Commercial	Price	30%
Social Value	Quality	10%

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

Competitive flexible procedure description

The competitive flexible procedure consists of the following 2 stages:

STAGE 1 - Participation Stage.

STAGE 2 - Tender Stage.

STAGE 1

The Participation Stage consists of the following:

Conditions of Participation...

Conditions of Participation - This is a series of Pass / Fail questions relating to the

requirements of the procurement.

Demonstration of Experience - This is a scored question relating to experience that is relevant to the specific requirements of the Lot.

All bidders that PASS all Conditions of Participation AND achieve an overall score of 50% for the Lot will progress to the Intermediate Assessment of Tenders for the Lot.

Intermediate Assessment of Tenders...

Demonstration of Delivery - This is a scored question relating to delivery that is relevant to the specific requirements of the Lot.

The 35 highest scoring bidders per Lot will be invited to Stage 2 for the Lot.

STAGE 2

The Tender Stage consists of the following:

Quality - This is the completion of an Award Questionnaire consisting of questions relating to quality and social value.

Price - This is the completion of a Commercial Schedule which is based on a schedule of rates for the services required within each Lot with clear scenarios and call-out fees where required. It will include a basket of goods for consumables / goods, and hire prices based on the hire term, along with volume discounts.

The 25 highest scoring bidders per Lot and geographical area (i.e. London and the South East AND Rest of the UK) will be awarded a Framework.

Justification for not publishing a preliminary market engagement notice

The Authority has carried out preliminary market engagement. A Prior Information Notice (PIN) under the Public Contracts Regulations 2015 was published on 22nd October 2024 on the Find a Tender Service

(<https://www.find-tender.service.gov.uk/Notice/034207-2024>) and a formal Request for Information (RFI) was issued. Meetings with potential suppliers were subsequently held. In carrying out preliminary market engagement, the Authority is satisfied that:

(a) suppliers who participated in the preliminary market engagement have not been put at an unfair advantage; and

(b) competition in relation to the award of the public contract is not otherwise distorted.

Contracting authority

NHS Shared Business Services Limited

- Companies House: 05280446
- Public Procurement Organisation Number: PDVT-6171-VHCX

Three Cherry Trees Lane

Hemel Hempstead

HP2 7AH

United Kingdom

Email: nsbs.categorymanagementsourcing@nhs.net

Website: <https://www.sbs.nhs.uk/>

Region: UKH23 - Hertfordshire

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)