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Planning

Hard Facilities Management Services

Cardiff University

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-021079

Procurement identifier (OCID): ocds-h6vhtk-05254e ([view related notices](#))

Published 9 March 2026, 5:16pm

Scope

Reference

CU.1914.KT

Description

Cardiff University is undertaking early market engagement to inform the development of its upcoming procurement for Hard Facilities Management Services across a number of University buildings.

The purpose of this engagement is to gather insights from experienced Hard FM providers regarding deliverability, cost drivers, risk allocation, supply chain capability, mobilisation requirements, and opportunities for innovation. Responses will inform the University's final tender strategy, specification refinement, and commercial model.

This stage does not formally commence a procurement process. Participation in this Pre market engagement is voluntary and will not provide any advantage or disadvantage in any subsequent tender process.

This requirement covers the provision of Hard Facilities Management (FM) services across five key Cardiff University buildings: the Translational Research Hub (TRH), sbarc|spark, ABACWS, the Centre for Student Life (CSL), and JOMECS at Two Central Square. Together, these facilities represent over 48,000 m² of diverse teaching, research, innovation, and student-facing environments. Four of the buildings are primarily academic teaching, study, and office spaces, incorporating lecture theatres, seminar rooms, social learning areas and administrative offices. The fifth building, the Translational Research Hub (TRH), is a complex scientific and industrial research environment incorporating cleanrooms, specialist gas distribution systems, abatement units, hazardous operational zones, and other highly serviced, business-critical engineering systems.

Core requirements include:

- Planned Preventative Maintenance (OEM-led, SFG20 and statutory).
- Reactive Maintenance including 24/7/365 response where needed.
- Remedial Maintenance addressing defects, failures or condition-related issues identified through PPM or inspections to return assets to a safe and reliable operating condition and prevent further deterioration.
- Asset management and lifecycle planning with data integration into the University's CAFM system (QFM),
- Management of access, safety, and permit-to-work controls
- Management of specialist subcontractors supporting systems such as DI water, FFUs, gas detection, abatement, wet benches and BMS/Trend.
- Delivery of Social Value outcomes will also form part of the scope.

The University anticipates refining the scope, service levels, data requirements, performance metrics, and commercial structure following this Pre-Market Engagement.

Insights gained will inform the final tender documentation

Total value (estimated)

- £21,000,000 excluding VAT
- £25,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 21 September 2026 to 20 September 2031
- Possible extension to 20 September 2033
- 7 years

Main procurement category

Services

CPV classifications

- 79993000 - Building and facilities management services

Contract locations

- UKL22 - Cardiff and Vale of Glamorgan

Engagement

Engagement deadline

23 March 2026

Engagement process description

The University anticipates using a two stage Competitive Flexible Procedure under the Procurement Act 2023. This will include:

Stage 1: Conditions of Participation (selection stage)

Stage 2: Full tender stage with detailed technical and commercial evaluation

Pre Market Engagement (PME) feedback will help shape the specification, KPIs, commercial model and procurement structure.

PME Activity

Supplier Questionnaire - response by 17:00 on 23/03/2026

How to participate

Suppliers interested in participating in PME should register their interest via:

<https://in-tendhost.co.uk/cardiffuniversity.aspx/Home>

Once registered, please download and complete the questionnaire and return via uploading your response and submit within the portal.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

6 April 2026

Contracting authority

Cardiff University

- Public Procurement Organisation Number: PHVT-4343-HWYR

Procurement Services

Cardiff

CF24 4HQ

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Contact name: Karen Trivett

Email: trivettk@cardiff.ac.uk

Website: <http://www.cardiff.ac.uk/business/why-work-with-us/for-suppliers>

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales