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Tender

BMS (Building Management System) Services Framework 2025

THE UNIVERSITY OF WESTMINSTER

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

Notice identifier: 2025/S 000-023316

Procurement identifier (OCID): ocds-h6vhtk-0518fb

Published 20 May 2025, 2:35pm

Scope

Reference

DN775275

Description

The University is seeking establish an internal framework of suitably experienced suppliers to deliver BMS Services across all University Campuses.

Historically, BMS Maintenance Services have been procured on a project-by-project basis, either by direct appointment or on via a quotation or tender process, depending on the value of the individual project

The framework will allow for full flexibility of supplier appointment throughout the contract duration. This will include:

- Direct award to any successful supplier on the framework,
- Further Competition or Quotation process involving all framework suppliers,
- Further Competition or Quotation involving a selection of framework suppliers.

There will be no guarantee of contract value for any supplier appointed to the framework. However, the estimated annual value of projects, for information purposes only, is £150,000 per annum.

Full documentation is issued with the Tender

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)

- £750,000 excluding VAT
- £900,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 August 2025 to 31 July 2029
- 4 years

Main procurement category

Services

CPV classifications

- 50000000 - Repair and maintenance services

Contract locations

- UKI - London

Framework

Open framework scheme end date (estimated)

31 July 2029

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

The framework will allow for full flexibility of supplier appointment throughout the contract duration. This will include:

- Direct award to any successful framework supplier,
- Further Competition or Quotation process involving all suppliers appointed to the framework
- Further Competition or Quotation involving a selection of framework suppliers.

Suppliers will be required to provide pricing details and future approach to pricing as part of the tender process

There will be no guarantee of contract value for any supplier appointed to the framework. However, the estimated annual value of projects, for information purposes only, is £150,000 per annum.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Tenders

Tender submission deadline

20 June 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

30 June 2025

Award criteria

Name	Description	Type	Weighting
Commercial	Pricing Schedule completion (day rates)	Cost	40%
Experience	Experience of delivering relevant projects	Quality	35%
Approach to Pricing Materials	Supplier approach to pricing materials for quotations for future projects	Quality	15%
Added Value, Innovation and Flexibility	Added Value, Innovation and Flexibility	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Suppliers will be required to complete a Supplier Selection Questionnaire and a ITT (Invitation to Tender) response, to include quality and commercial elements.

Evaluation will be in 3 stages:

1 - Evaluation of Supplier Selection Questionnaire and selection of up to 10 suppliers for further evaluation

2 - Evaluation of ITT response

3 - If required, post tender clarification process to assist in evaluation completion

Following the evaluation process, up to a maximum of 5 suppliers will be appointed to the framework

Justification for not publishing a preliminary market engagement notice

Framework is small in value and engagement was predominantly carried out before the new Procurement Act came into force

Contracting authority

THE UNIVERSITY OF WESTMINSTER

- Companies House: 00977818
- Public Procurement Organisation Number: PZDG-5552-BTGG

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London

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United Kingdom

Email: phelpss@westminster.ac.uk

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government