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Tender

Small to Medium Construction Works Framework

MAG AIRPORT LIMITED

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

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Scope

Reference

ID6065

Description

MAG are looking to appoint suppliers on a 5 year Framework for Small to Medium Construction Works, with the option to extend to a maximum of 8 years in total. The appointments will span Manchester Airport, East Midlands Airport and Stansted Airport, across Building, Civils and Mechanical and Electrical specialties.

Building - The provision of construction services within an airside and landside building environment with appointments at each of the 3 airports, which may include new build, fit out and refurbishment works incorporating Design and Build options across office areas, terminal buildings and commercial areas ranging up to a value of £5m

Civils - The provision of Civil engineering services in an airside and landside environment

with appointments at each of the 3 airports, incorporating Design and Build options to a value of £5m. Civils work specifically refers to tasks involving repair, alteration, addition, amendment, improvement, construction and reconstruction of structures, roads, bridges, utilities, watercourses, water supply projects, water distribution and storm drainage.

MEP - The provision of mechanical, electrical and plumbing works within an airside and landside environment with appointments at each of the 3 airports, which may include minor work, new installations, inspection and testing, Inclusive of water, gas and electrical network works incorporating design and Build options to a value of £5m

Commercial tool

Establishes a framework

Total value (estimated)

- £500,000,000 excluding VAT
- £600,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 December 2025 to 31 December 2030
- Possible extension to 31 December 2033
- 8 years, 1 day

Description of possible extension:

Option to extend up to 3 years with a maximum overall duration of 8 years

Main procurement category

Works

CPV classifications

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45220000 - Engineering works and construction works
- 45230000 - Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork
- 45300000 - Building installation work
- 45400000 - Building completion work

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Manchester Airport - Building

Description

Building - The provision of construction services within an airside and landside building environment at Manchester Airport, which may include new build, fit out and refurbishment works incorporating Design and Build options across office areas, terminal buildings and commercial areas ranging up to a value of £5m.

Lot value (estimated)

- £103,500,000 excluding VAT
- £124,200,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKD3 - Greater Manchester

Same for all lots

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

Lot 2. East Midlands Airport - Building

Description

Building - The provision of construction services within an airside and landside building environment at East Midlands Airport, which may include new build, fit out and refurbishment works incorporating Design and Build options across office areas, terminal buildings and commercial areas ranging up to a value of £5m.

Lot value (estimated)

- £29,250,000 excluding VAT
- £35,100,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKF1 - Derbyshire and Nottinghamshire

Same for all lots

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

Lot 3. Stansted Airport - Building

Description

Building - The provision of construction services within an airside and landside building environment at Stansted Airport, which may include new build, fit out and refurbishment works incorporating Design and Build options across office areas, terminal buildings and commercial areas ranging up to a value of £5m.

Lot value (estimated)

- £92,250,000 excluding VAT
- £110,700,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKH3 - Essex

Same for all lots

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

Lot 4. Manchester Airport - Civils

Description

Civils - The provision of Civil engineering services in an airside and landside environment at Manchester Airport, incorporating Design and Build options to a value of £5m. Civils work specifically refers to tasks involving repair, alteration, addition, amendment, improvement, construction and reconstruction of structures, roads, bridges, utilities, watercourses, water supply projects, water distribution and storm drainage.

Lot value (estimated)

- £98,900,000 excluding VAT
- £118,680,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKD3 - Greater Manchester

Same for all lots

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

Lot 5. East Midlands Airport - Civils

Description

Civils - The provision of Civil engineering services in an airside and landside environment at East Midlands Airport, incorporating Design and Build options to a value of £5m. Civils work specifically refers to tasks involving repair, alteration, addition, amendment, improvement, construction and reconstruction of structures, roads, bridges, utilities, watercourses, water supply projects, water distribution and storm drainage.

Lot value (estimated)

- £27,950,000 excluding VAT
- £33,540,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKF1 - Derbyshire and Nottinghamshire

Same for all lots

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

Lot 6. Stansted Airport - Civils

Description

Civils - The provision of Civil engineering services in an airside and landside environment at Stansted Airport, incorporating Design and Build options to a value of £5m. Civils work specifically refers to tasks involving repair, alteration, addition, amendment, improvement, construction and reconstruction of structures, roads, bridges, utilities, watercourses, water supply projects, water distribution and storm drainage.

Lot value (estimated)

- £88,150,000 excluding VAT
- £105,780,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKH3 - Essex

Same for all lots

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

Lot 7. Manchester Airport - Mechanical and Electrical

Description

MEP - The provision of mechanical, electrical and plumbing works within an airside and landside environment at Manchester Airport, which may include minor work, new installations, inspection and testing, Inclusive of water, gas and electrical network works incorporating design and Build options to a value of £5m.

Lot value (estimated)

- £27,600,000 excluding VAT
- £33,120,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKD3 - Greater Manchester

Same for all lots

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

Lot 8. East Midlands Airport - Mechanical and Electrical

Description

MEP - The provision of mechanical, electrical and plumbing works within an airside and landside environment at East Midlands Airport, which may include minor work, new installations, inspection and testing, Inclusive of water, gas and electrical network works incorporating design and Build options to a value of £5m.

Lot value (estimated)

- £7,800,000 excluding VAT
- £9,360,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKF1 - Derbyshire and Nottinghamshire

Same for all lots

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

Lot 9. Stansted Airport - Mechanical and Electrical

Description

MEP - The provision of mechanical, electrical and plumbing works within an airside and landside environment at Stansted Airport, which may include minor work, new installations, inspection and testing, Inclusive of water, gas and electrical network works incorporating design and Build options to a value of £5m.

Lot value (estimated)

- £24,600,000 excluding VAT
- £29,520,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKH3 - Essex

Same for all lots

CPV classifications 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

0%

Framework operation description

As per PQQ document

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. Manchester Airport - Building

Lot 2. East Midlands Airport - Building

Lot 3. Stansted Airport - Building

Lot 4. Manchester Airport - Civils

Lot 5. East Midlands Airport - Civils

Lot 6. Stansted Airport - Civils

Lot 7. Manchester Airport - Mechanical and Electrical

Lot 8. East Midlands Airport - Mechanical and Electrical

Lot 9. Stansted Airport - Mechanical and Electrical

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

18 July 2025, 11:59pm

Submission address and any special instructions

If you are wishing to express an interest in this opportunity and wish to view the prequalification documents please firstly register your company details on the MAG portal, on the following URL, and select "Register your interest":

<https://www.magairports.com/work-with-us/Procurement-and-contracts/>;

us/procurement-and-contracts/

{<https://www.magairports.com/work-with-us/Procurement-and-contracts/>}

Once you have registered please email

samantha.fletcher2@magairports.com and advise that

you have registered on the Portal. You will then be given access to the project documents via SAP Ariba.

Details on how to provide a response to MAG are detailed in the documentation.

Bidders must submit their Pre-Qualification Questionnaires via the SAP Ariba Portal.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

12 December 2025

Award criteria

Name	Type	Weighting
Technical and Capability	Quality	70%
Price Commercial	Cost	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

MAG is following the competitive flexible two stage negotiated procedure.

Stage 1 is the PQQ stage - the maximum number of Tenderers and the number of awarded positions are as per the PQQ document, MAG reserve the right to adjust this based on the number of compliant submissions.

Stage 2 will be the ITN and will be issued to the companies that have successfully passed the PQQ stage.

Following the Tender process, a further stage for Best and Final Offer may be used.

Contracting authority

MAG AIRPORT LIMITED

- Companies House: 11748654
- Public Procurement Organisation Number: PHNZ-5718-LHXL

6th Floor, Olympic House

Manchester

M90 1QX

United Kingdom

Contact name: Richard Cooper / Sam Fletcher

Email: samantha.fletcher2@magairport.com

Region: UKD33 - Manchester

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