

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/033770-2025>

Award

FEC 2996796 FE Colleges Sector Framework for Planned Preventative Maintenance, Response Maintenance and Minor Works

CPD - Construction Division

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-033770

Procurement identifier (OCID): ocds-h6vhtk-055028

Published 19 June 2025, 3:12pm

Section I: Contracting authority/entity

I.1) Name and addresses

CPD - Construction Division

303 Airport Road West

BELFAST

BT3 9ED

Email

construct.info@finance-ni.gov.uk

Telephone

+44 2890816555

Country

United Kingdom

Region code

UKN - Northern Ireland

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

FEC 2996796 FE Colleges Sector Framework for Planned Preventative Maintenance, Response Maintenance and Minor Works

Reference number

2996796

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short 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 – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College –SERC; Southern Regional College – SRC; and 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.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £28,000,000

II.2) Description

II.2.1) Title

LOT 1 Property Maintenance Belfast Metropolitan College PM- BMC

Lot No

1

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Belfast Metropolitan College PM- BMC

II.2.4) Description of the procurement

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 – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College –SERC; Southern Regional College – SRC; and 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.

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The proposed modification for this Lot relates to an increase to the value only for a pre-determined schedule of works to ensure the college meets their statutory obligations over the next 12 months while a new procurement exercise is progressed.. . The spend to date is £4,883,564.17. The estimated increase as a result of this modification is £1,135,833 and the expected total contract value for Lot 1 following the modification is £6,019,397.47.

II.2) Description

II.2.1) Title

LOT 2 Property Maintenance Northern Regional College PM- NRC

Lot No

2

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Northern Regional College PM- NRC

II.2.4) Description of the procurement

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 – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College –SERC; Southern Regional College – SRC; and 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.

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The proposed modification for this Lot relates to an increase to the value only for a pre-determined schedule of works to ensure the college meets their statutory obligations over the next 12 months while a new procurement exercise is progressed.. The spend to date is £2,455,933.33. The estimated increase as a result of this modification is £362,083 and the expected total contract value for Lot 2 following the modification is £2,818,016.63.

II.2) Description

II.2.1) Title

LOT 3 Property Maintenance North West Regional College PM- NWRC

Lot No

3

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

North West Regional College PM- NWRC

II.2.4) Description of the procurement

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 – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College –SERC; Southern Regional College – SRC; and 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.

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The proposed modification for this Lot relates to an increase to the value only for a pre-determined schedule of works to ensure the college meets their statutory obligations over the next 12 months while a new procurement exercise is progressed.. The spend to date is £2,315,930.00. The estimated increase as a result of this modification is £625,000 and the expected total contract value for Lot 3 following the modification is £2,940,930.00..

II.2) Description

II.2.1) Title

LOT 4 Property Maintenance South Eastern Regional College PM- SERC

Lot No

4

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

South Eastern Regional College PM- SERC

II.2.4) Description of the procurement

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 – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College –SERC; Southern Regional College – SRC; and 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

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The proposed modification for this Lot relates to an increase to the value only for a pre-determined schedule of works to ensure the college meets their statutory obligations over the next 12 months while a new procurement exercise is progressed.. The spend to date is £8,795,498.10. The estimated increase as a result of this modification is £1,208,333 and the expected total contract value for Lot 4 following the modification is £10,003,831.40..

II.2) Description

II.2.1) Title

LOT 5 Property Maintenance Southern Regional College PM- SRC

Lot No

5

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Southern Regional College PM- SRC

II.2.4) Description of the procurement

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 – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College –SERC; Southern Regional College – SRC; and 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

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The proposed modification for this Lot relates to an increase to the value only for a pre-determined schedule of works to ensure the college meets their statutory obligations over the next 12 months while a new procurement exercise is progressed.. The spend to date is £5,131,975.83. The estimated increase as a result of this modification is £987,500 and the expected total contract value for Lot 5 following the modification is £6,119,475.83.

II.2) Description

II.2.1) Title

LOT 6 Property Maintenance South West College PM- SWC

Lot No

6

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

South West College PM- SWC

II.2.4) Description of the procurement

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 – BMC; Northern Regional College – NRC; North West Regional College – NWRC; South Eastern Regional College – SERC; Southern Regional College – SRC; and 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.

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The proposed modification for this Lot relates to an increase to the value only for a pre-determined schedule of works to ensure the college meets their statutory obligations over the next 12 months while a new procurement exercise is progressed.. The spend to date is £5,168,972.50. The estimated increase as a result of this modification is £1,041,666 and the expected total contract value for Lot 6 following the modification is £6,210,639.20..

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The Colleges propose to modify the existing Framework Agreements for Property Maintenance services, originally procured in accordance with the Public Contracts Regulations 2015 (PCR 2015). The modification is required to ensure continuity of essential services following the expiry of the current Framework[s] in July 2025, pending the completion of a new procurement process. The legal basis for this modification is Regulation 72(1)(e) of the PCR 2015, which permits modifications to a contract or framework agreement where the changes are not substantial within the meaning of Regulation 72(8).

The scope, terms, and conditions of the Framework[s] remain unchanged; the modification is strictly limited to additional call-off orders and associated value of approximately 20% of the value to ensure uninterrupted service delivery. Further the additional orders are limited in duration to the minimum period necessary to allow for the completion of a procurement process and the award of new contracts.

The Colleges do not consider that the modification is substantial as the Framework[s] will not be materially different in character from the one initially concluded. The Colleges have carefully assessed the proposed modification and are satisfied that none of the criteria relevant to Regulation 72(8) are met. The modification extension does not materially alter the character of the Frameworks, does not introduce new conditions or participants, does not change the economic balance in favour of the contractors, does not considerably extend the scope, and does not involve a change of contractor.

The modification is strictly limited to what is necessary to ensure continuity of critical services. The Colleges are publishing this VEAT notice to ensure transparency.

The modification relates to an increase to the value only. The estimated overall increase in value is £5,912,290, arising from each college placing call off orders against pre-determined schedules of works. Call-offs are proportionate to ensure the colleges meet their statutory obligations over the next 12 months while a new procurement exercise is progressed.

As a result of this modification, the overall framework value is expected to increase from £28,200,000 to £34,112,290.

IV.1.3) Information about a framework agreement

The procurement involves the establishment of a framework agreement

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2020/S 152-373547](#)

Section V. Award of contract/concession

Lot No

1

Title

LOT 1 Property Maintenance Belfast Metropolitan College (PM- BMC)

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 July 2021

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Irwin ME Ltd

Unit 4 Diviny Drive

Craigavon

BT63 5WE

Email

adam.robinson@irwinelectrical.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://etendersni.gov.uk/epps>

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £4,700,000

Total value of the contract/lot/concession: £817,357.20

Section V. Award of contract/concession

Lot No

2

Title

LOT 2 Property Maintenance Northern Regional College (PM- NRC)

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 July 2021

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Graham Asset Management Ltd

5 Ballygowan Road

Hillsborough

BT26 6HX

Email

Carla.montgomery@graham.co.uk

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://etendersni.gov.uk/epps>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £4,700,000

Total value of the contract/lot/concession: £735,486.68

Section V. Award of contract/concession

Lot No

3

Title

LOT 3 Property Maintenance North West Regional College (PM- NWRC)

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 July 2021

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Graham Asset Management Ltd

5 Ballygowan Road

Hillsborough

BT26 6HX

Email

Carla.montgomery@graham.co.uk

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://etendersni.gov.uk/epps>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £4,700,000

Total value of the contract/lot/concession: £970,175.84

Section V. Award of contract/concession

Lot No

4

Title

LOT 4 Property Maintenance South Eastern Regional College (PM- SERC)

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 July 2021

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Irwin MELtd

Unit 4 Diviny Drive

Craigavon

BT63 5WE

Email

adam.robinson@irwinelectrical.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://etendersni.gov.uk/epps>

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £4,700,000

Total value of the contract/lot/concession: £957,061.56

Section V. Award of contract/concession

Lot No

5

Title

LOT 5 Property Maintenance Southern Regional College (PM- SRC)

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 July 2021

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

LM Services NI LTD

Old Saintfield Road

Belfast

BT8 8WY

Email

ian@lmservicesni.com

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://etendersni.gov.uk/epps>

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £4,700,000

Total value of the contract/lot/concession: £1,595,501.96

Section V. Award of contract/concession

Lot No

6

Title

: LOT 6 Property Maintenance South West College (PM- SWC)

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 July 2021

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

H J Martin Ltd

Rosemount House

Belfast

BT3 9HA

Email

Rachael.mcdonagh@hjmartin.co.uk

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://etendersni.gov.uk/epps>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £4,700,000

Total value of the contract/lot/concession: £577,082.28

Section VI. Complementary information

VI.3) Additional information

The Colleges propose to modify the existing Framework Agreements for Property Maintenance services, originally procured in accordance with the Public Contracts Regulations 2015 (PCR 2015). The modification is required to ensure continuity of essential services following the expiry of the current Framework[s] in July 2025, pending the completion of a new procurement process. The legal basis for this modification is Regulation 72(1)(e) of the PCR 2015, which permits modifications to a contract or framework agreement where the changes are not substantial within the meaning of Regulation 72(8).. The scope, terms, and conditions of the Framework[s] remain unchanged; the modification is strictly limited to additional call-off orders and associated value of approximately 20% of the value to ensure uninterrupted service delivery. Further the additional orders are limited in duration to the minimum period necessary to allow for the completion of a procurement process and the award of new contracts. . The Colleges do not consider that the modification is substantial as the Framework[s] will not be materially different in character from the one initially concluded. The Colleges have carefully assessed the proposed modification and are satisfied that none of the criteria relevant to Regulation 72(8) are met. The modification extension does not materially alter the character of the Frameworks, does not introduce new conditions or participants, does not change the economic balance in favour of the contractors, does not considerably extend the scope, and does not involve a change of contractor.. The modification is strictly limited to what is necessary to ensure continuity of critical services. The Colleges are publishing this VEAT notice to ensure transparency. . The modification relates to an increase to the value only. The estimated overall increase in value is £5,912,290, arising from each college placing call off orders against pre-determined schedules of works. Call-offs are proportionate to ensure the colleges meet their statutory obligations over the next 12 months while a new procurement exercise is progressed.. As a result of this modification, the overall framework value is expected to increase from £28,200,000 to £34,112,290..

VI.4) Procedures for review

VI.4.1) Review body

Department of Finance, Central Procurement Directorate Procurement Operations Branch

303 Airport Road

Belfast

BT422DT

Email

construct.info@finance-ni.gov.uk

Telephone

+44 2890816555

Country

United Kingdom

Internet address

<https://www.finance-ni.gov.uk/contact>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

This procurement is governed by the Public Contracts Regulations 2015 and provides for economic operators who have suffered, or who risk suffering, loss, or damage, as a consequence of an alleged breach of the duty owed in accordance with Regulation 91 to start proceedings in the High Court.. A standstill period will commence at the point information on the award of the contract is communicated to tenderers. That notification will provide information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into.. Any proceedings relating to any perceived non-compliance with the relevant law must be started within 30 days, beginning with the date when the economic operator first knew, or ought to have known that grounds for starting the proceedings had arisen. (A court may extend the time limit to 3 months, where the court considers that there is a good reason for doing .