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# Tender Small to Medium Construction Works Framework

MAG AIRPORT LIMITED

UK4: Tender notice - Procurement Act 2023 - <u>view information about notice types</u> Notice identifier: 2025/S 000-035130 Procurement identifier (OCID): ocds-h6vhtk-055016 Published 25 June 2025, 2:59pm

# **Changes to notice**

This notice has been edited. The previous version is still available.

Deadline for requests to participate has been revised

Registration link has been corrected

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

9 July 2025, 4:00pm

#### 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/

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	Туре	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: <a href="mailto:samantha.fletcher2@magairports.com">samantha.fletcher2@magairports.com</a>

Region: UKD33 - Manchester

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