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Planning

Measured Term Contract for the Supply of Maintenance Services to the Bangor University Estate

Prifysgol Bangor / Bangor University

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-041006

Procurement identifier (OCID): ocds-h6vhtk-04fcae

Published 17 July 2025, 2:53pm

Scope

Reference

BU1112024

Description

To make potential bidders aware of a forthcoming tender to be issued on the 1st September 2025 (approximately) for maintenance services and minor works (up to £100k excl VAT) under three lots covering Electrical, Mechanical, and Building and Grounds Maintenance services.

Suppliers are encouraged to bid across one or multiple lots and the use of sub contractors is permitted.

The contracts for each lot will be subject to NSR (National Schedule of Rates) under the JCT Measured Term Contract 2024.

Please note a mandatory supplier visit is required of all bidders. The visits to Bangor site

with presentations , visits to sites and Q&A session will be held W/C 15th July (this may change if tender timetable dictate) and a seperate visit will be held for each lot (anticipated 1/2 day per lot to take place over 2 consecutive days).

Total value (estimated)

- £21,557,169 excluding VAT
- £25,868,602 including VAT

Above the relevant threshold

Main procurement category

Services

Contract locations

- UKL12 - Gwynedd
- UKL11 - Isle of Anglesey
- UKL23 - Flintshire and Wrexham

Lot constraints

Description of how multiple lots may be awarded:

Each lot is awarded separately. If one bidder is successful in winning more than one lot they will be awarded the lot (s) they have won. One bidder could potentially be awarded all three lots.

Not the same for all lots

CPV classifications and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1. Electrical Maintenance Services and Minor works (upto £100K Excluding VAT)

Description

Bangor The University intends to enter into a Measured Term Contract (MTC) with a single contractor to provide Electrical Maintenance Services and Small Works including:

Reactive maintenance

Remedial Works from service contracts

Planned maintenance (Upgrades and Replacement),

An out of hours call out service, and

Minor projects work up to a single order value of £100k Excl. VAT

Within this specification and performance procedures, reference to the Contractor shall be deemed to include any sub-contractors and specialists employed by the Contractor.

MTC maintenance services and works will be undertaken using the JCT Measured Term Contract (2024) Form of Contract, incorporating any subsequent amendments.

The following additional specifications apply to this contract:

The current version of National Schedule of Rates (NSR). The contractor will be required to purchase a copy of the MTCQS rates for each lot from Gordian <https://www.nsr.co.uk/our-schedules/> (or other supplier) for estimating and invoicing purposes.

The National Engineering Specification (NES) including all workmanship clauses.

All relevant Sections of the National Building Specification (NBS)

The work shall be compliant with current standards and legislation including but not limited to the following: The Building Regulations, Standard Codes of Practice, The Electricity at Work Act, BESA, and CIBSE Guides, The latest edition of the IEE BS7671:2018 Regulations, Local Gas, Electricity and Water Authorities Regulations.

Lot value (estimated)

- £6,632,975 excluding VAT
- £7,959,570 including VAT

Contract dates (estimated)

- 1 December 2025 to 30 November 2029
- Possible extension to 30 November 2031
- 6 years

Description of possible extension:

2 x 12 months of parts thereof.

CPV classifications

- 45311000 - Electrical wiring and fitting work
- 45312000 - Alarm system and antenna installation work
- 45310000 - Electrical installation work
- 50700000 - Repair and maintenance services of building installations

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Lot 2. Mechanical Maintenance Services and Minor Works (Upto £100k Excl VAT)

Description

The University intends to enter into a Measured Term Contract (MTC) with a single contractor to provide Mechanical Maintenance Services and Small Works including:

- Reactive maintenance
- Remedial Works from service contracts
- Planned maintenance (Upgrades and Replacement),
- An out of hours call out service, and
- Minor projects work up to a single order value of £100k Excl VAT

Within this specification and performance procedures, reference to the Contractor shall be deemed to include any sub-contractors and specialists employed by the Contractor.

MTC maintenance services and works will be undertaken using the JCT Measured Term Contract (2024) Form of Contract, incorporating any subsequent amendments.

The following additional specifications apply to this contract:

The current version of National Schedule of Rates (NSR). The contractor will be required to purchase a copy of the MTCQS rates for each lot from Gordian <https://www.nsr.co.uk/our-schedules/> (or other supplier) for estimating and invoicing purposes.

The National Engineering Specification (NES) including all workmanship clauses.

All relevant Sections of the National Building Specification (NBS)

The work shall be compliant with current standards and legislation including but not limited to the following: The Building Regulations, Standard Codes of Practice, The Gas Safety (Installation and Use) Regulations, The Electricity at Work Act, BESA, and CIBSE Guides, The latest edition of the IEE BS7671:2018 Regulations, Local Gas, Electricity and Water Authorities Regulations.

Lot value (estimated)

- £6,632,975 excluding VAT
- £7,959,570 including VAT

Contract dates (estimated)

- 1 December 2025 to 30 November 2029
- Possible extension to 30 November 2031
- 6 years

Description of possible extension:

2 x 12 months or parts thereof.

CPV classifications

- 50700000 - Repair and maintenance services of building installations
- 45350000 - Mechanical installations

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Lot 3. General Building and Grounds Maintenance Services and Minor Works (Up to £100k Excl VAT)

Description

The University intends to enter into a Measured Term Contract (MTC) with a single contractor to provide General Building & Grounds Maintenance Services and Small Works including:

Reactive maintenance

Remedial Works from service contracts

Planned maintenance (Upgrades and Replacement)

An out of hours call out service

Minor projects work up to a single order value of £100k.

1. Within this specification and performance procedures, reference to the Contractor shall be deemed to include any sub-contractors and specialists employed by the Contractor.

2 MTC maintenance services and works will be undertaken using the JCT Measured Term Contract (2024) Form of Contract, incorporating any subsequent amendments.

3 The following additional specifications apply to this contract:

The current version of National Schedule of Rates (NSR). The contractor will be required to purchase a copy of the MTCQS rates for each lot from Gordian <https://www.nsr.co.uk/our-schedules/> (or other supplier) for estimating and invoicing purposes.

The National Engineering Specification (NES) including all workmanship clauses.

All relevant Sections of the National Building Specification (NBS)

The work shall be compliant with current standards and legislation including but not limited to the following: The Building Regulations, Standard Codes of Practice, British and European Harmonised Standards.

Building maintenance includes:

- Reactive – Breakdown or repair of buildings and infrastructure across a varied estate including work on Listed buildings e.g. Roof repairs including high level access works via scaffolding or MEWPS, Repair / refurbishment / Replacement of Broken Windows, Fire Door Repairs, General Building Repairs and associated ground works.
- Planned Maintenance e.g., Fire Door remedial works, Roof Replacement, Window Upgrades, Internal Refurbishments, Passive Fire protection systems.
- Project Work - Alterations and Refurbishment up to a value of £100k
- Remedial works from service contracts

Lot value (estimated)

- £8,291,219 excluding VAT
- £9,949,462 including VAT

Contract dates (estimated)

- 1 December 2025 to 30 November 2029
- Possible extension to 30 November 2031
- 6 years

Description of possible extension:

2 x 12 months or parts thereof

CPV classifications

- 50700000 - Repair and maintenance services of building installations
- 77314000 - Grounds maintenance services

- 45300000 - Building installation work
- 45450000 - Other building completion work
- 45400000 - Building completion work

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Electrical Maintenance Services and Minor works (upto £100K Excluding VAT)

Lot 3. General Building and Grounds Maintenance Services and Minor Works (Up to £100k Excl VAT))

Turnover of £1,500,000 per annum

Lot 2. Mechanical Maintenance Services and Minor Works (Upto £100k Excl VAT)

Annual turnover of £1,500,000 as a minimum

Technical ability conditions of participation

Lot 1. Electrical Maintenance Services and Minor works (upto £100K Excluding VAT)

The building services engineer must have the following competancies or equivalent - CIBSE or IET.

Electrical Services - NICEIC registered contractor and ECA registered contractor.

Lot 2. Mechanical Maintenance Services and Minor Works (Upto £100k Excl VAT)

Specific Contractor Requirements

Building Services Engineer - CIBSE or IET

Mechanical Services , heating and ventilation - Gas Safe registered member and BESA registered member

Site Management / Supervisor - CITB - SMSTS

Lot 3. General Building and Grounds Maintenance Services and Minor Works (Up to £100k Excl VAT))

Competencies Required

Building Construction Professional - RICS, CIOB

Building Works - Federation of master builders

Site Management/Supervisor - CITB -SMSTS

Demolition - National Federation of Demolition Contractors

Glass and Glazing - Glass and glazing federation

Painting and Decorating - Painting and decorating Association

Roofing - National Federation of Roofing Contractors

Scaffolding - NASC - National Access & Scaffolding Association

Fire Doors - BM TRADA Q-Mark Fire Door Scheme

Passive Fire Protection Systems - FIRAS Certification Scheme

Particular suitability

Lot 1. Electrical Maintenance Services and Minor works (upto £100K Excluding VAT)

Lot 2. Mechanical Maintenance Services and Minor Works (Upto £100k Excl VAT)

Lot 3. General Building and Grounds Maintenance Services and Minor Works (Up to £100k Excl VAT))

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 September 2025

Tender submission deadline

13 October 2025, 12:00pm

Submission address and any special instructions

<https://etenderwales.bravosolution.co.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

7 November 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 September 2031

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Procedure

Procedure type

Open procedure

Contracting authority

Prifysgol Bangor / Bangor University

- Public Procurement Organisation Number: PTPM-4795-PZBG

Finance Office

Bangor

LL57 2TR

United Kingdom

Contact name: Jane hulmston

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Email: j.hulmston@bangor.ac.uk

Website: <http://www.bangor.ac.uk>

Region: UKL12 - Gwynedd

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales