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Tender

## **BU1112024 - Measured Term Contract for the Supply of Reactive Maintenance Services to the Bangor University Estate**

Prifysgol Bangor / Bangor University

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

Notice identifier: 2025/S 000-052801

Procurement identifier (OCID): ocds-h6vhtk-04fcae ([view related notices](#))

Published 1 September 2025, 1:20pm

### **Scope**

### **Reference**

BU1112024

### **Description**

Bangor University BU1112024 MTC for the supply of Maintenance Services and Minor works (upto £100k Excl VAT) divided into the following lots

Lot 1 - Electrical

Lot 2 - Mechanical

Lot 3 - Buildings and Grounds Maintenance

Please note the works listed below will not form part of this tender

- Asbestos Management
- Fire Risk Assessment
- Legionella Risk Assessment
- Water Treatment
- Lift Maintenance
- BMS Systems
- All Servicing (Boilers, Air Conditioning, Fire Systems etc.)
- A separate procurement exercise for projects Over £100K will form part of a separate tender or framework agreement.

**Total value (estimated)**

- £21,557,169 excluding VAT
- £25,868,603 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.

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## **Lot 1. Electrical Maintenance Services and Minor Works upto £100k Excl 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)**

- 12 January 2026 to 11 January 2030
- Possible extension to 11 January 2032
- 6 years

Description of possible extension:

2 x 12 month extensions (or 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.

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## **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.nsrn.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)**

- 12 January 2026 to 11 January 2030
- Possible extension to 11 January 2032
- 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.

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## **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.nsrn.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
- £9,949,463 including VAT

### **Contract dates (estimated)**

- 12 January 2026 to 11 January 2030
- Possible extension to 11 January 2032
- 6 years



Description of possible extension:

2 x 12 months or parts thereof

## **CPV classifications**

- 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.

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## **Participation**

### **Legal and financial capacity conditions of participation**

#### **Lot 1. Electrical Maintenance Services and Minor Works upto £100k Excl VAT**

Annual turnover for this lot of approx £1,5000,000

Insurance for each and every claim to be in place by contract start date

Public Liability - £10,000,000

Professional Indemnity - £5,000,000

Employers Liability - £10,000,000

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

Chosen supplier must have an annual turnover of £1,500,000

Insurance for each and every claim to be in place by contract start date

Public Liability - £10,000,000

Professional Indemnity - £5,000,000

Employers Liability - £10,000,000

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

Annual Turnover of approx £1,500,000

Insurance for each and every claim to be in place by contract start date

Public Liability - £10,000,000

Professional Indemnity - £5,000,000

Employers Liability - £10,000,000

**Technical ability conditions of participation**

**Lot 1. Electrical Maintenance Services and Minor Works upto £100k Excl 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 - by main contractor or sub contractors used.

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 Excl 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)

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**Submission**

## **Enquiry deadline**

26 September 2025, 12:00pm

## **Tender submission deadline**

13 October 2025, 12:00pm

## **Submission address and any special instructions**

Then tender process will be undertaken via eTenderwales ;  
<http://etenderwales.bravosolutions.co.uk> - ITT 117272( Lot 1 117286 / Lot 2 117283 / Lot 3 117287)

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Award decision date (estimated)**

7 November 2025

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## **Award criteria**

**Lot 1. Electrical Maintenance Services and Minor Works upto £100k Excl VAT**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Commercial	Additions or subtractions to NSR Schedule	Price	60.00%
Service Delivery	Description and details of how the services required are going to be delivered, including operations, resources, digital systems, commercial and financial operation of the contract, call out times and preparation for contract start.	Quality	15.00%
Health, Safety and Environment	Methods used to ensure robust health and safety measures are in place for contract delivery, working on a live site, application of CDM regulations and management of waste streams	Quality	7.50%
Contract Delivery Team	Detailed regarding those who will be involved in the contract delivery including role profiles, qualifications and experience.	Quality	6.00%
Social Value Submission Quantitative	Submission of social value offer Quantitative	Quality	5.00%
Submission of Social Value Qualitative	Submission of social value offer (Qualitative)	Quality	5.00%
Added Value	Description of methods used to deliver continuous improvements and sustainability.	Quality	1.50%

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

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Commercial	Submission of cost information	Price	60.00%
Service Delivery	Details and description of methods used to deliver services, including operations, resources, digital systems, commercial and financial operation of the contract , call out times and preparation for contract start date.	Quality	15.00%
Health Safety and Environment	Methods used to ensure robust health and safety measures are in place for contract delivery , work on live sites , application of CDM regulations and management of waste streams	Quality	7.50%
Contract Delivery Team	Details regarding those involved in the contract delivery , roles, qualifications and experience	Quality	6.00%
Submission of Social Value (Quantitative)	Submission of Social Value offer ( Quantitative)	Quality	5.00%
Submission of Social Value (Qualitative)	Submission of Social value offer (Quantitative)	Quality	5.00%
Added Value	Description of methods used to delivery continuous improvement and sustainability.	Quality	1.50%

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

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Commercial	Submission of cost information	Price	60.00%

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Service Delivery	Description and details of how the services required are going to be delivered , including operations, resources, digital systems, commercial and financial contract management, call out times and preparation for contract start.	Quality	15.00%
Health, Safety and Environment	Methods used to ensure robust health and safety measures are in place for contract delivery , working on a live site, application of CDM regulations and management of waste streams.	Quality	7.50%
Contract Delivery Team	Details regarding those who will be involved in contract delivery, role profiles, qualifications, experience .	Quality	6.00%
Submission of Social Value (Qualitative)	Submission of social value offer (Qualitative)	Quality	5.00%
Submission of Social Value (Quantitative)	Submission of social value offer (Quantitative)	Quality	5.00%
Added Value	Description of methods used to deliver continuous improvement and sustainability	Quality	1.50%

## Other information

## Payment terms

All invoices must be sent to [payments@bangor.ac.uk](mailto:payments@bangor.ac.uk)

## **Description of risks to contract performance**

The volume and value of work under each lot is not guaranteed and could be lower than that advertised.

## **Applicable trade agreements**

- Government Procurement Agreement (GPA)

## **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Open procedure

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## **Contracting authority**

### **Prifysgol Bangor / Bangor University**

- Public Procurement Organisation Number: PTPM-4795-PZBG



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Region: UKL12 - Gwynedd

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales