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Tender

NAIC Total Facilities Management (TFM)

UNIVERSITY OF WARWICK

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

Notice identifier: 2025/S 000-059396

Procurement identifier (OCID): ocds-h6vhtk-05a166

Published 24 September 2025, 3:57pm

Scope

Reference

NAIC TFM 2025

Description

The University of Warwick has a requirement to procure Total Facilities Management services for the National Automotive Innovation Centre (NAIC). NAIC provides a critical mass of research capability combining automotive expertise nationally and internationally. NAIC is a unique resource, with an environment to foster collaboration, cohesion and cross-fertilisation of knowledge. Academic and industrial Research and Development teams work together using state-of-the-art equipment and facilities to develop breakthrough designs, technologies and processes.

The NAIC building occupies 33,000m² on the University of Warwick's central campus. It is designed around a collaborative heart with space for around 1,000 staff from the partner companies, around 150 students attending lectures and using the engineering space and also a public café space at the front of the building.

Facilities include:

- Advanced Powertrain research
- Hybrid & Chassis research
- Advanced Design studios and showroom spaces
- Simulation and Visualisation areas
- Collaborative Project areas

Suppliers should note that the catering service (the café and the provision of a hospitality service) is not part of this tender and the catering service will be provided by the University's Food and Retail team.

Services included are:

Mechanical and Electrical, Fabric, Handyman, cleaning, portage, security and reception teams.

The service is to be provided under a contract for a period of up to five years (comprising of an initial 3 year term with the option to extend for the additional 2 years), subject to performance against agreed KPIs. Subject to satisfactory performance, the contract will be renewed, up to the full five-year duration.

The scope of the given service provisions includes planned and reactive maintenance, associated with building maintenance service, as well as some remedial maintenance works and supply and installation work at the University's discretion.

Total value (estimated)

- £12,500,000 excluding VAT
- £15,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 December 2026 to 30 November 2029

- Possible extension to 1 December 2031
- 5 years, 1 day

Description of possible extension:

3 years with the option to extend for the additional 2 years subject to performance against agreed KPIs. Subject to satisfactory performance, the contract will be renewed, up to the full five-year duration.

Main procurement category

Services

CPV classifications

- 79993000 - Building and facilities management services
- 79993100 - Facilities management services

Contract locations

- UKG33 - Coventry

Submission

Enquiry deadline

17 October 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

24 October 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/universityofwarwick>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 July 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 October 2030

Award criteria

Name	Description	Type
Simple description	40% Price, 60% Delivery, sub criteria fully detailed in ITT documents	Price

Weighting description

40% Price, 60% Delivery, sub criteria fully detailed in ITT documents

Other information

Payment terms

Refer to tender documents

Description of risks to contract performance

Refer to tender documents

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This procurement process will be a University of Warwick restricted tender procedure to provide a two-stage tendering process (SQ and ITT).

The University of Warwick is not a Contracting Authority for the purposes of the Public Contracts Regulations 2015 (as amended) or the Procurement Act 2023 and associated Procurement Regulations 2024 (and as may be amended from time to time) and its procurement activities are not subject to the requirements set out therein or the obligations under the European Public Procurement Directives, including the European Remedies Directive. Should the University advertise contracts in the Official Journal of the European Union, Find-A-Tender platform or other contract opportunity advertising site or platform, this is at the sole discretion of the University and is undertaken on a voluntary basis with no implied obligation to comply with the procurement legislation.

Contracting authority

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Region: UKG33 - Coventry

Organisation type: Public authority - sub-central government