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Planning

Reactive Maintenance Framework and Associated Services

BD Management Services Ltd

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

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Procurement identifier (OCID): ocds-h6vhtk-05d555

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Scope

Reference

BDMS-140.25

Description

BD MANAGEMENT SERVICES LTD Company number 11268239, the Contracting Authority, is intending to procure an Open Framework for Reactive Maintenance and Associated Services with multiple Lots anticipated to be as follows:

Lot 1 UPVC Repairs, UPVC Renewals, Glazing

Lot 2 Void Works

Lot 3 Disrepairs

Lot 4 Damp and Mould Management and Associated Services

Lot 5 General Building Works

Lot 6 Scaffolding

Lot 7 Mechanical and Electrical

Lot 8 Asbestos Services

Lot 9 Specialist Consultancy Services

Lot 10 Aids, Adaptations and Minor Works (Disability)

Lot 11 Security - Emergency Allocation

Lot 12 Compliance Services

Lot 13 Specialist Cleaning

Some of these Lots will be divided into Specialisms based on division of common work packages. The use of Lots and Specialisms maximises opportunity for local SMEs suppliers and improves allocation of jobs in common work package by using Specialisms. It is anticipated that Bidders will be invited to bid for complete Lots or Partial Lots based on Specialisms and that there will be multiple Suppliers per Specialism.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Dagenham:-Construction-work./33257X76NJ>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/33257X76NJ>

Commercial tool

Establishes a framework

Total value (estimated)

- £250,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2033
- 7 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45200000 - Works for complete or part construction and civil engineering work
- 45261420 - Waterproofing work
- 45262000 - Special trade construction works other than roof works
- 45262520 - Bricklaying work
- 45262600 - Miscellaneous special-trade construction work
- 45262670 - Metalworking
- 45310000 - Electrical installation work

- 45312000 - Alarm system and antenna installation work
- 45312100 - Fire-alarm system installation work
- 45312310 - Lightning-protection works
- 45313000 - Lift and escalator installation work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45317000 - Other electrical installation work
- 45330000 - Plumbing and sanitary works
- 45332000 - Plumbing and drain-laying work
- 45333000 - Gas-fitting installation work
- 45333100 - Gas regulation equipment installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45343000 - Fire-prevention installation works
- 45343200 - Firefighting equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 45421100 - Installation of doors and windows and related components
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45441000 - Glazing work
- 45442110 - Painting work of buildings

- 45443000 - Facade work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 45453100 - Refurbishment work
- 50000000 - Repair and maintenance services
- 50413000 - Repair and maintenance services of checking apparatus
- 50413100 - Repair and maintenance services of gas-detection equipment
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50531100 - Repair and maintenance services of boilers
- 50531200 - Gas appliance maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services
- 51100000 - Installation services of electrical and mechanical equipment
- 51110000 - Installation services of electrical equipment
- 51511000 - Installation services of lifting and handling equipment, except lifts and escalators
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71315000 - Building services
- 71315200 - Building consultancy services
- 71315400 - Building-inspection services
- 71317000 - Hazard protection and control consultancy services
- 71500000 - Construction-related services
- 71620000 - Analysis services

- 79700000 - Investigation and security services
- 90400000 - Sewage services
- 90520000 - Radioactive-, toxic-, medical- and hazardous waste services
- 90600000 - Cleaning and sanitation services in urban or rural areas, and related services
- 90650000 - Asbestos removal services
- 90700000 - Environmental services
- 90733000 - Services related to water pollution
- 90900000 - Cleaning and sanitation services

Contract locations

- UKI5 - Outer London - East and North East

Engagement

Engagement deadline

21 November 2025

Engagement process description

BD MANAGEMENT SERVICES LTD Company number 11268239, the Contracting Authority, is intending to procure an Open Framework for Reactive Maintenance and Associated Services with multiple Lots and call off contracts based on M3 NHF 7.1 Schedule of Rates.

This Preliminary Market Engagement (PME) Notice is for the purpose of inviting interested market suppliers to engage in a consultation in relation to a Framework Agreement due to be tendered in December 2025, subject to change.

What Fees if Any will be Charged in Accordance with Section 45(7) of the Procurement Act 2023: The Contracting Authority is yet to decide whether a Fee structure will apply for this agreement. This will be clarified post Market Engagement.

This Market Engagement process shall comprise two (2) stages as described below:

Stage 1: Interested Suppliers are invited to submit an Expression of Interest with completion of a Supplier Day Registration Form for attendance at an option of TWO in person 'Preliminary Market Engagement Event' (the 'Supplier Day Event') which shall take place between 1:00pm and 3:00pm on Thursday 13th November and Monday 17th November at The Conference Room, The Cube Londoneast-Uk, Yew Tree Avenue, Dagenham, England, RM10 7FN.

Stage 2: Attendance to the selected Supplier Day Event during which a presentation will be delivered by key members of the Contracting Authority's project team focusing on providing Suppliers with a greater insight into the proposed Open Framework contracting approach and procurement process. This will be followed by an open forum 'Questions and Answers' session to allow Suppliers to provide feedback on the information shared which is expected to assist the Contracting Authority in refinement of the Open Framework.

Although the Contracting Authority does not intend to impose a maximum number of attendees per organisation, it is considered that an indicative number of two (2) representatives per supplier attending this Supplier Day Event will be sufficient.

In accordance with the requirements of the Procurement Act 2023, the Contracting Authority is committed to conducting this market engagement in such a way that it does not put a supplier at an unfair advantage or disadvantage. Any information shared as part of these sessions which is not considered to be commercially sensitive at Contracting Authority's sole discretion, will be shared with all other Suppliers and as part of the associated tender documents as relevant. Further preliminary Market Engagements may be undertaken pursuant to this Notice.

SUPPLIER DAY REGISTRATION:

Suppliers who are interested in participating in the PME are kindly requested to provide the complete the Supplier Day Registration before 12th November 2025. See link to Registration Form: https://forms.office.com/Pages/ResponsePage.aspx?id=rBXTSvSwpk-KWAqTQYu_AJS9Xp2iFd5Pqoo3bo9rv5NUNzZHUExMNFJGUzFHSkJRQIRNMVFCNktQNS4u

All communications, including expressions of interest and general queries, relating to this PME Notice shall take place exclusively via BDTP's electronic tendering portal <https://www.delta-esourcing.com>. Any future Tender process will be managed using the

Delta E Sourcing electronic procurement portal.

The Contracting Authority does not bind itself to running a procurement, or awarding any resultant contract(s), following the conclusion of this PME.

Contracting authority

BD Management Services Ltd

- Public Procurement Organisation Number: PPGG-1557-LGMY

The Cube, London East-UK, Yew Tree Avenue

Dagenham

RM10 7FN

United Kingdom

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Region: UKI52 - Barking & Dagenham and Havering

Organisation type: Public authority - sub-central government