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Tender

25008 Cambridgeshire County Council Minor Works Framework Covering Building Fabric and Mechanical & Electrical Work

Cambridgeshire County Council

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

Notice identifier: 2025/S 000-070976

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Scope

Reference

DN771235

Description

This is a re-procurement of the Authority's Minor Works Framework, the current iteration of which ends in April 2026. This is a multi-provider framework which covers a variety of projects in different Lots, based on value of work and Discipline.

The scope of projects currently put through this framework is wide, ranging from small jobs and minor works to building services replacement and refurbishment work; from "handyman" work to replacement of failed building elements such as roofs and refurbishing facilities such as kitchens and toilets as well as minor building modifications.

This framework is mainly used by the Authority's Education Capital Team but is also used by colleagues in our Rural Estates and Facilities Management teams, for projects such as constructing/refurbishing Agricultural buildings and ventilation work including decarbonisation on our Corporate Estate and in Local Authority-maintained schools. Every project is awarded via further competition to the providers within each Lot, with the lowest compliant bid being awarded the contract. Works are procured using JCT suite of Construction Contracts and Professional Services Contract (PSC).

The Authority's detailed requirements are defined in the Specification document. The Authority wishes to appoint a framework of contactors to carry out minor maintenance, refurbishment and alteration projects (Lots 1-3) and Mechanical and Electrical Works (Lots 4-5), up to a value of £1,500,000, with the right to go above these thresholds if specific projects demand it, across a variety of properties within the geographical boundary of Cambridgeshire. It is difficult to predict the exact value of this contract as the Authorities' requirements are likely to vary over the contract term, but it is estimated that the total net value will not be less than £29,000,000 or greater than £37,000,000. This is based on the estimate of Cambridgeshire County Council's spend through the framework likely to be around £7,250,000 per year across all lots, with (approximately) a further £2,000,000 per year potentially added for further users of the framework including the requirements of Local Government Reorganization, to a maximum of a 4-year framework.

Commercial tool

Establishes a framework

Total value (estimated)

- £29,000,000 excluding VAT
- £34,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2030

- 4 years

Description of possible extension:

3 year initial contract term with an option to extend for a further 12 months.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKH12 - Cambridgeshire CC

Lot constraints

Maximum number of lots a supplier can bid for: 4

Maximum number of lots a supplier can be awarded: 4

Description of how multiple lots may be awarded:

Bidders are invited to submit bids for one or more Lots, up to a maximum of four. It is proposed that the Council shall award up to six (6 number) contractors on each Lot. Potential Suppliers shall be restricted to bidding for, or being on, no more than 2 of the building fabric lots (lots 1-3) and up to 2 of the M&E lots (lots \$&5) - so potentially 4 number lots in total.

Lot 1. Building Fabric Works £0 - £149,999

Description

Building Fabric Works valued up to £149,999

Lot value (estimated)

- £7,400,000 excluding VAT
- £8,880,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Building Fabric Works £150,000 - £499,999

Description

Building Fabric Works valued between £150,000 - £499,999

Lot value (estimated)

- £7,400,000 excluding VAT
- £8,880,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Building Fabric Works £500,000 - £1.5m

Description

Building Fabric Works valued between £500,000 - £1.5m

Lot value (estimated)

- £7,400,000 excluding VAT
- £8,880,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Mechanical & Electrical Works £0 - £500,000

Description

Mechanical & Electrical Works with a value up to £500,000

Lot value (estimated)

- £7,400,000 excluding VAT
- £8,880,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. Mechanical & Electrical Works £500,000 - £1.5m

Description

Mechanical & Electrical Works valued between £500,000 - £1.5m

Lot value (estimated)

- £7,400,000 excluding VAT
- £8,880,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations 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

Refer to specification document

Award method when using the framework

With competition

Contracting authorities that may use the framework

This Framework will, at the outset, be open to any city, district, borough, or other local authority within the county of Cambridgeshire, and any school, academy, university or other educational establishment within the county of Cambridgeshire.

Potential Suppliers should note that this framework shall primarily be used by Cambridgeshire County Council and shall cover the full geographical boundary of the County, rather than just Cambridge itself. Any future partner or public body within the

geographical boundary of Cambridgeshire shall also have access to this framework, as shall all schools and academies within the County.

Contracting authority location restrictions

- UKH12 - Cambridgeshire CC

Participation

Particular suitability

Lot 1. Building Fabric Works £0 - £149,999

Lot 2. Building Fabric Works £150,000 - £499,999

Lot 3. Building Fabric Works £500,000 - £1.5m

Lot 4. Mechanical & Electrical Works £0 - £500,000

Lot 5. Mechanical & Electrical Works £500,000 - £1.5m

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

28 November 2025, 5:00pm

Tender submission deadline

12 December 2025, 12:00pm

Submission address and any special instructions

Only electronic submissions will be accepted via pro contract.

Tender link: <https://procontract.due-north.com/Procurer/Advert/AdvertSummary?projectId=5fac8987-0516-f011-8136-005056b64545&projectStepId=68ac8987-0516-f011-8136-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 March 2026

Recurring procurement

Publication date of next tender notice (estimated): 2 March 2026

Award criteria

Name	Description	Type	Weighting
Quality	Quality of Method Statements	Quality	70%
Price	Commercial Schedule of Rates	Price	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Cambridgeshire County Council

- Public Procurement Organisation Number: PJVB-3262-VGVJ

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United Kingdom

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Region: UKH12 - Cambridgeshire CC

Organisation type: Public authority - sub-central government