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Planning

Building Maintenance - Mechanical and Electrical (Hard FM services)

Scottish Parliamentary Corporate Body

F01: Prior information notice

Prior information only

Notice identifier: 2025/S 000-080357

Procurement identifier (OCID): ocds-h6vhtk-05f02d

Published 5 December 2025, 5:05pm

Section I: Contracting authority

I.1) Name and addresses

Scottish Parliamentary Corporate Body

The Scottish Parliament, Procurement Services

Edinburgh

EH99 1SP

Contact

Nigel MacGillivray

Email

Procurement@parliament.scot

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

<http://www.parliament.scot>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA10284

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<http://www.publiccontractsscotland.gov.uk>

I.4) Type of the contracting authority

Other type

Devolved Parliament

I.5) Main activity

Other activity

Legislative Body

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Building Maintenance - Mechanical and Electrical (Hard FM services)

Reference number

Market Research Stage

II.1.2) Main CPV code

- 79993000 - Building and facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

The Scottish Parliamentary Corporate Body (SPCB) is conducting market research in relation to the relet of our Building Maintenance Contract. The service includes the planned and reactive maintenance of mechanical, electrical and building services together with fabric maintenance works and associated controls and equipment maintenance, at the Scottish Parliament Building, Holyrood, Edinburgh.

Market Research - Any prospective bidding organisations that wish to be involved in the market research stage are to register interest by emailing Procurement@Parliament.scot by mid day on Wednesday 17th December 2025, please ensure "Building Maintenance Market Research" is in the Subject.

The procurement approach for this requirement has not yet been finalised, please note responding to this notice is not a guarantee that you will be invited to tender.

The following is a list of services (not exhaustive) that are likely to be included within the contract scope and discussed at Market Research meetings:

- Dedicated on-site team.
- 24 hours, 365 days Onsite duty call out cover.
- Maintenance/repair/replacement of fixed mechanical and electrical assets.

- Maintenance/repair/replacement of plumbing and drainage installations.
- Maintenance/repair/replacement of controls.
- Maintenance/repair/replacement and planned frequency testing of emergency lighting.
- Maintenance/repair/replacement and annual testing and inspection of lightning protection systems.
- Inspection, maintenance repair, and testing of all mist extinguishing systems, all smoke and natural ventilation fixtures and fittings and all hydrant systems.
- Annual PAT testing and microwave oven emission testing.
- Inspection/maintenance/repair/replacement of ladders, kick stools trucks, trolleys, work equipment etc.
- Maintenance/repair/replacement of windows including smoke/natural ventilation opening devices at low level.
- Reactive maintenance/repair/replacement of white goods.
- Water Treatment including operation and maintenance of ponds.
- Maintenance/repair/replacement of internal floor finishes.
- Maintenance/repair/replacement of internal and external doors.
- Maintenance/repair/replacement of Fixed Assets, Furniture and Equipment.
- Maintenance/repair/replacement of Signage.
- Maintenance/ repair/replacement of Storm Water Drainage.
- Maintenance/repair/replacement of General Fencing and Perimeter Security installations.
- Electrical tests of fixed wiring installations throughout the building.
- Duct, vent grill and trench duct heating cleaning.
- Statutory and legislative testing of assets.
- Attendance and preparation and reinstatement works as required.

- Multi skilled person maintenance and repair duties as requested.
- Energy and BEMs Management and Control.
- Environmental management.
- The management, design and delivery of Minor Works, Work Requests and Projects as may be requested by the Employer.
- Key Subcontractor management.
- Recording of all work and administrative activities including time, costs and notes.
- Updating existing or providing new drawings and plans showing changes to assets and infrastructure.
- Managing tasks through client owned CAFM system and mobile apps.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 79993000 - Building and facilities management services
- 70332000 - Non-residential property services
- 71334000 - Mechanical and electrical engineering services
- 71333000 - Mechanical engineering services
- 71330000 - Miscellaneous engineering services
- 71314310 - Heating engineering services for buildings
- 71300000 - Engineering services

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

Main site or place of performance

The Scottish Parliament, EH99 1SP

II.2.4) Description of the procurement

MARKET RESEARCH.

The Scottish Parliamentary Body (SPCB) is conducting market research in relation to the relet of our Building Maintenance Contract. The service includes the planned and reactive maintenance of mechanical, electrical and building services together with fabric maintenance works and associated controls and equipment maintenance, at the Scottish Parliament Building, Holyrood, Edinburgh.

II.3) Estimated date of publication of contract notice

12 June 2026

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=817636.

(SC Ref:817636)