

# Permanent modular units: £100,000 - £3m

## Southern Modular Building Framework

### LOT 3

#### Framework area:



#### Framework Contractors



Portakabin



### What can this framework do for me?

This Framework Lot is primarily intended for the delivery of permanent buildings to a client layout or design, using modular units or other forms of off site construction. The buildings will be in the £100,000 to £3,000,000 cost range.

As the buildings are intended to be permanent structures, the external finishes will reflect this, and may typically be brick work, brick slips, render, or curtain walling, or other forms more usually associated with traditionally built structures.

However, the intention is that these will be buildings formed out of modular units and clad externally, or manufactured elementally off site and delivered for swift on site erection.

There is no hire facility in this Lot. The contractors can either respond to a design brief, or concept from a client, through a full design and build contract, or can provide a construction solution to a detailed client design. There is also a choice to adopt an "optimised" design solution for primary school extension, dormitory block or community building which were included in the framework tender. Please enquire with the framework team. All of these options can be tendered traditionally, or procured on a two stage open book basis with a chosen framework contractor through the framework.

The framework is available to any public authority in the South of England & London

Other SMBF Lots are available for standard or bespoke units and major schemes.



### What are my options for engaging with the framework?

Authorities are welcome to access the framework agreement, providing a brief and tender documentation in order to select a framework contractor through a mini competition, and manage the contract to completion.

The framework management team will be available to guide you through the process which is intended to be as easy as possible. Clients have a wide choice of traditional, design and build or two stage open book contracts using JCT or NEC forms. We have also prepared a number of standard designs which have already been priced by the contractors enabling clients to adopt a one stop shop through the framework for primary school extensions.



Modular solutions for your temporary & permanent building needs

## How do I select a contractor?

The nine contractors on the framework are invited to take part in a mini competition process. Those that are interested in the opportunity and available will be asked to price your scheme based on your brief, specification, design or layout, using modular or other off site solutions. You have three options for this mini competition:

- a) Tender using the SMBF optimised solution. The contractors will be asked to confirm their framework tender price, or to offer a discount, and to price your project specific items such as landscaping or works to existing buildings
- b) Run a mini competition to select a single framework contractor who will be appointed on a preconstruction service agreement to work up a solution to your brief and agree a lump sum construction contract. This option is primarily for clients who prefer to work collaboratively with a single contractor to agree the best possible solution to their requirements, and will usually engage a contractor at a very early stage before any design is too advanced, and certainly before planning permission
- c) Provide full brief, specification and design or layout for the contractors to tender on a design and build or traditional construction contract.

The flow chart below sets out how this framework operates:

## How the Framework operates:

Client to contact the Framework Management Team (FMT) with statement of need

FMT to establish basic details

Confirm requirement for bespoke solution / SMBF Standard Solution approach

Client to complete Project Notification Form with FMT

FMT to publish basic information as pipeline and to soft market test interest

Client to sign User Agreement Prior to any Framework Tender

Client to provide tender documentation for FMT validation in line with Framework requirements

FMT to run expression of interest stage to provide tender list

Client / contractor to agree sum

Contractor delivery, KPI returns, Gateway Reviews



## Contact us today

Just phone or e mail the framework management team who will explain more, and help you through the process.

Telephone 01962 845942  
E mail SMBF e mail address

There will be a short "User Agreement" to sign which the team will provide you. There are no fees payable to access the framework

\*Note: Clients can opt to commission HCC Deployment Service to carry out full or partial management of all or any aspects of delivery on behalf of the Client.