

Permanent modular units: Excess of £3m

**Southern
Modular
Building
Framework**

LOT 4

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 excess of £3,000,000 cost.

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 a "standard" design solution for a primary school extension or a secondary school which were included in the framework tender. Please enquire with the framework team. Due to the size and nature of the buildings envisaged in this Lot, it is anticipated that most of the work will be procured on a two stage open book basis.

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 smaller permanent schemes.

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 or secondary school extensions.

**Southern Modular
Building Framework**

Modular solutions for your temporary & permanent building needs

How do I select a contractor?

The five 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 two options for this mini competition:

- a) Tender using the SMBF standard 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.

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

Client to run mini competition

FMT to confirm compliance of rates

Client to agree pre-construction fee / max cost/ m2 and appoint contractor

Client / contractor to agree sum

Contractor delivery, KPI returns, Gateway Reviews

*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.



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