The background of the page is a low-angle, upward-looking photograph of a modern building's facade. The facade is composed of large, rectangular panels in various shades of blue, creating a strong geometric pattern of lines and angles. The perspective makes the building appear to be rising steeply into the sky.

# **A framework guide for Modular Buildings (MB1)**

## Introducing the SPA

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The Scottish Procurement Alliance (SPA) is a new approach for procurement in Scotland, created for organisations that buy products and services for the construction, refurbishment and maintenance of social housing and public buildings. It is backed by LHC, one of the leading and most respected procurement companies in the UK.

SPA was created after discussions between Scottish contracting authorities who were clients of LHC. Scottish members wanted to focus LHC's technical expertise throughout Scotland, in a way that exclusively addresses Scottish needs, standards and aspirations.

Its formation in 2016 coincided with the introduction of new procurement regulations in Scotland, which placed additional requirements on organisations involved in procurement using public funds.

## What makes the SPA different?

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SPA is set to change the landscape of procurement in Scotland, bringing significant benefits to partners and the communities they serve.

Our vision is to be recognised as experts in public sector procurement, successful at ensuring every pound spent on the construction and refurbishment of public buildings and social housing adds to the quality of life enjoyed by the Scottish communities we serve.

### Active partnerships

Every partner can contribute to the frameworks SPA creates. They can ensure the requirements and specifications meet the needs of local communities and Scottish quality, price and value standards.

### Better procurement

The sharing of knowledge will drive both the precision and usability of frameworks, while at the same time enabling each partner to grow their insights into better procurement for social housing and public buildings, and develop effective strategies that meet regulatory requirements.

### Generating a collective fund

By using SPA frameworks for purchasing, partners within the alliance who spend over a specified threshold will receive a rebate which they can choose to contribute to The SPA Collective Fund for investment in community projects for shared benefit. Alternatively, some or the entire rebate can be returned to the individual partner to support their own sustainable procurement strategy.

### Backed by LHC

With a history that extends back half a century, LHC is one of the most experienced and respected providers of procurement frameworks in the construction sector. As a not-for-profit organisation it shares an ethos with the clients it supports with procurements services.

LHC will produce, house and manage the frameworks initiated by SPA partners, giving direct access to a tried and tested system that ensures compliance, quality and best value for partners, at the same time as enabling frameworks entirely shaped for Scottish requirements.

### Free membership

Joining the SPA is free for any organisation that is fully or part publicly funded. The membership application form can be downloaded here:

[WWW.SCOTTISHPROCUREMENT.SCOT/SIGNMEUP](http://WWW.SCOTTISHPROCUREMENT.SCOT/SIGNMEUP)



# About this framework

The SPA Framework Agreement for Modular Buildings (design, manufacture, supply and erection) is available to public sector organisations across Scotland.

Fully OJEU compliant, it provides public sector organisations with easy access to modular buildings including:

### Education buildings including:

- Nurseries
- Primary schools
- Secondary schools
- Further education buildings
- Universities

### Healthcare buildings including:

- Doctor's surgeries
- Hospital wards
- Operating theatres

### Emergency services buildings including:

- Fire and rescue
- Police
- Ambulance

### Community buildings including:

- Community halls
- Sports facilities
- Public offices
- Other public properties

The framework provides SPA partners with the ability to provide the service in the following types of ownership:

- Purchase – permanent
- Temporary buildings

The framework includes the option of a turnkey solution including design, manufacture, supply and installation services.

This framework has been established in strict compliance with UK Public Sector procurement rules for use by public sector bodies in the UK as detailed in the SPA buyer profile ([www.scottishprocurement.scot/buyerprofile](http://www.scottishprocurement.scot/buyerprofile)) and as specified in the Contract Notice:

- CN 2017-OJS108-216571 – Scotland

These were published in OJEU in September 2016 with seven successful tenderers appointed in May 2017.

# The framework in action

As well as providing compliance, quality and best value to partners, the SPA framework for Modular Buildings (design, manufacture, supply and erection) supports a streamlined process from the award of a contract (call-off) to completion of a project.

### Competitive market prices

Prices in place at call-off stage maintain best value as established in the evaluation stage

### Quick and efficient procurement

Speedy access to SPA framework suppliers and the options of a mini-competition or direct award to enable the final selection of a supplier(s) for a project

### Instant access to project data

Continuous access to information throughout the procurement process through the suppliers' on-line portal

### Delivery periods guarantee

Guaranteed delivery periods that ensure services and works are delivered to meet work schedules

### Advice on design and regulatory compliance

Guidance on interpretation and conformity to all statutory regulations and planning requirements

### Service levels guarantee

Guaranteed service levels from inquiry to supply, providing peace of mind that services and works will be conducted effectively

### High quality standards

Standards of quality maintained throughout projects through monitoring in accordance with the ISO 9001 Quality Management System

### Quick project starts

Enabled by pre-tendered procurement that reduces the cost and time input by publicly funded organisations

# About this tender

The tender process for this framework followed SPA's OJEU compliant Open Procedure which eliminates the Pre Qualification Questionnaire stage. Suppliers were given free and open access to the tender and offer documentation and answered Suitability Assessment Questions.

## Workstream 1 (WS1)

Specialist providers of Permanent Modular Buildings for Purchase or Rent:

Option A

- Education buildings/offices

Option B

- Healthcare - general accommodation
- Surgical units
- High dependency unit wards

## Workstream 2 (WS2)

Permanent Modular Buildings for Purchase or Rent. All types including:

- Education buildings/offices
- Healthcare
- Emergency Services, Police, Fire and Rescue, Ambulance
- Community buildings

## Workstream 3 (WS3)

Temporary and Relocatable Modular Buildings for Purchase or Rent. All types including:

- Education buildings/offices
- Healthcare
- Emergency Services, Police, Fire and Rescue, Ambulance
- Community buildings

## Product benefits

Modular Buildings offer the following benefits to partners:

- Compliance with the latest British and European Standards
- Compliance with the latest regulations - volumetric buildings have been designed to meet the latest editions of the Technical standards for Scotland and Building Regulations for England and Wales including: structure (Part A), fire (Part B), acoustic (Part E) and conservation of fuel and power (Part L)
- Educational buildings in compliance with Educational Building Bulletins
- Healthcare Buildings in compliance with Health Technical Bulletins
- Reduced thermal bridging, improved air tightness and, through fabric energy efficiency
- Legally and sustainably sourced timber used in systems - timber sourced through sustainably managed forests supported by verified due diligence and risk assessment requirements regarding the chain of custody and compliance with the EU Timber Regulations No. 995/2010:2013
- Available with construction services to provide a turnkey solution

## SPA Appointed Company benefits

Partners can take confidence in consistently high standards of delivery provided by SPA framework suppliers. Suppliers on this framework provide:

- Confidence in quality of workmanship - companies use approved and trained installers to carry out site works
- Assurance of quality, environmental, and health and safety management system requirements (companies have been evaluated to ensure management systems are in place)
- Time and cost savings leading from quicker starts - provision of design services at the feasibility stage through Design For Manufacture (DFM) to deliver the partner's design in the most efficient manner
- Confidence of conformity to statutory regulatory requirements - framework suppliers offer design advice and support on the interpretation and conformity to statutory regulatory requirements

## Selection criteria

- Financial information
- Business and professional standing
- Health and safety policy and capability
- Equal opportunity and diversity policy and capability
- Environmental management policy and capability
- Quality management policy and capability
- Inspection of manufacturing facility
- Sustainability and social inclusion policy requirements
- Experience of working in the public sector and partnering
- Managerial and technical support, sales, marketing and supporting information
- Technical and professional ability
- Conformity to the SPA specification together with the expertise and quality of delivery





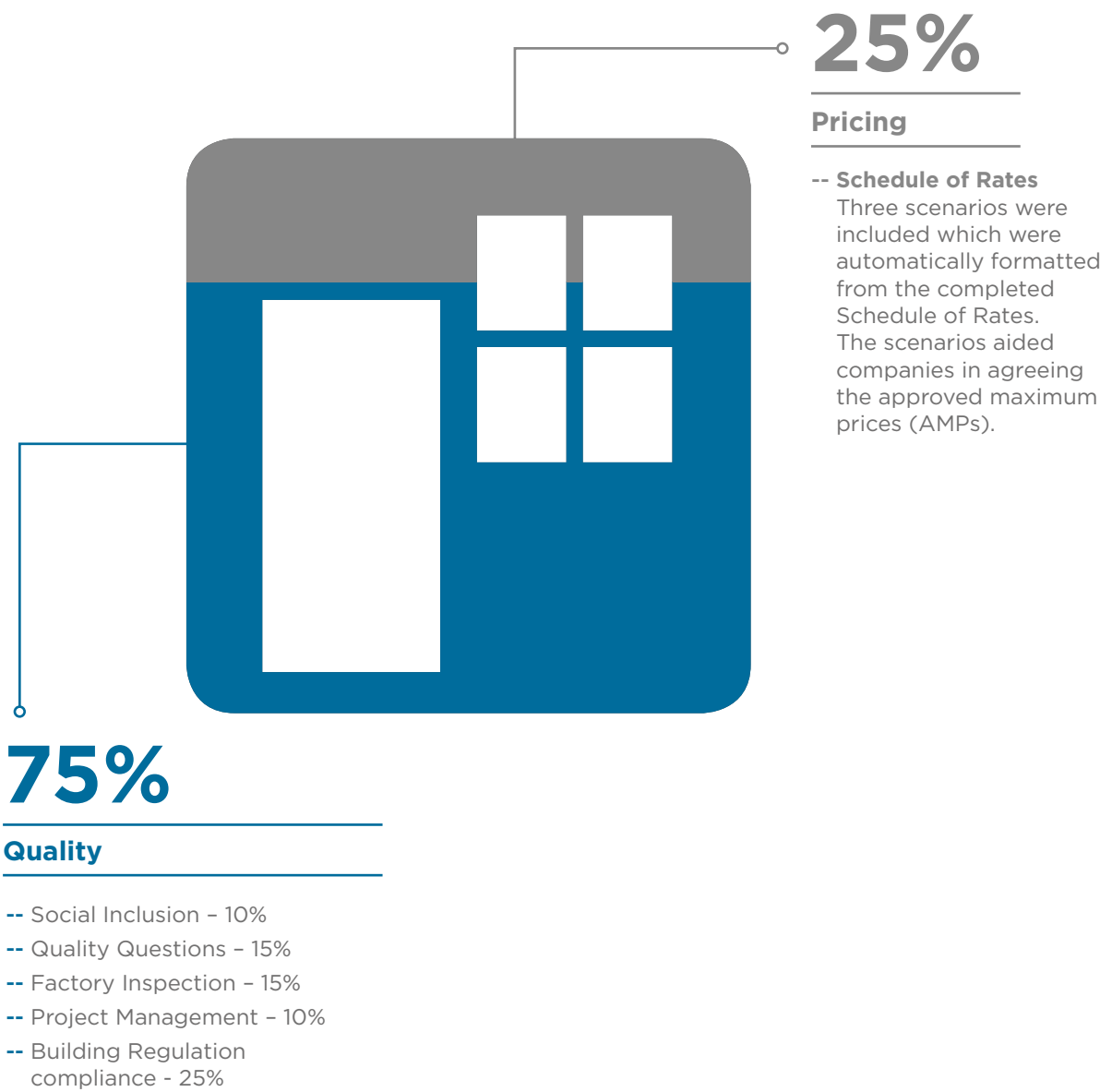
# From suitability to call-off contract

The diagram below shows the process a framework supplier completes in order to service the needs of SPA partners. It also highlights the support our partners receive.



# Award weighting criteria (MB1)

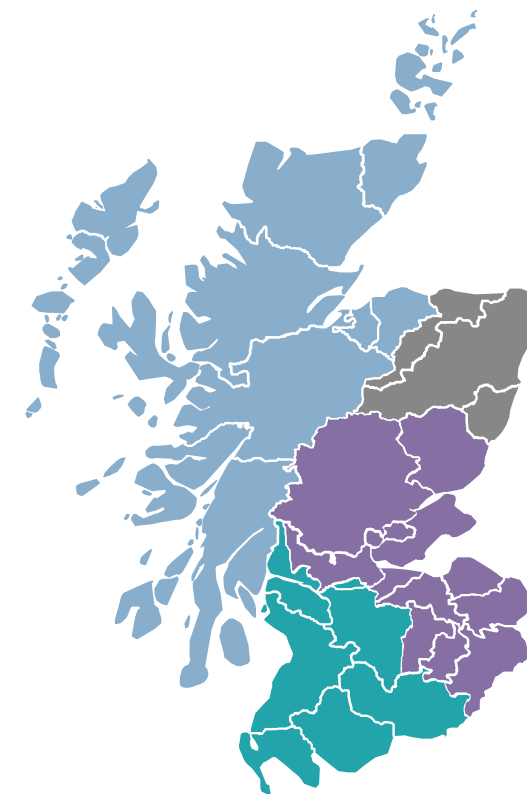
Award weighting criteria are established on each individual framework and can be flexed to a buyer's individual needs.





SPA framework suppliers have passed a rigorous evaluation process in order to serve the needs of our partners

## Framework suppliers



### Regional lots

- M2: East Scotland
- M3: South West Scotland
- M5: North East Scotland
- M6: Highlands & Islands

Framework Suppliers	M2: East Scotland	M3: South West Scotland	M5: North East Scotland	M6: Highlands & Islands
<b>Workstream 1a – Permanent Education buildings</b>				
Portakabin	✓	✓	✓	✓
Western Building Systems	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓
The McAvoy Group	✓	✓	✓	✓
<b>Workstream 1b – Permanent Healthcare buildings</b>				
Portakabin	✓	✓	✓	✓
MTX Contracts	✓	✓	✓	✓
Western Building Systems	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓
Extraspace Solutions (UK)	✓	✓	✓	✓
<b>Workstream 2 – All permanent building types</b>				
Portakabin	✓	✓	✓	✓
Western Building Systems	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓
Extraspace Solutions (UK)	✓	✓	✓	✓
The McAvoy Group	✓	✓	✓	✓
<b>Workstream 3 – All temporary buildings hire</b>				
Portakabin	✓	✓	✓	✓
MTX Contracts	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓
The McAvoy Group	✓	✓	✓	✓





## Framework for Modular Buildings

The framework is valid until 30th April 2021

T 0131 306 0177

[WWW.SCOTTISHPROCUREMENT.SCOT](http://WWW.SCOTTISHPROCUREMENT.SCOT)

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better buildings and homes