



SCOTTISH
PROCUREMENT
ALLIANCE

MODULAR BUILDINGS

10TH MAY 2021 - 9TH MAY 2025

MB2 FRAMEWORK GUIDE



Better buying for homes
and local communities

WWW.SCOTTISHPROCUREMENT.SCOT

ABOUT THIS FRAMEWORK

This SPA framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies. The framework covers the design, supply and installation of permanent modular buildings, refurbished modular buildings, and the hire of temporary modular buildings for the following areas:

Education Buildings <ul style="list-style-type: none"> > Nurseries > Primary schools > Secondary schools > Further education buildings > Universities 	Emergency Services <ul style="list-style-type: none"> > Fire and rescue > Police > Ambulance
Healthcare Buildings <ul style="list-style-type: none"> > Doctor's surgeries > Hospital wards > Operating theatres 	Community Related Buildings <ul style="list-style-type: none"> > Sport facilities > Theatres > Other types of community buildings
Offices	Residential Projects <ul style="list-style-type: none"> > Mixed-use development or for student accommodation for schools and universities

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules.

Places on the framework were awarded to 13 different suppliers in four workstreams and across five regional lots.

The term of the framework is from **10th May 2021 to 9th May 2025**. However, individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date.

Product Benefits

Modular buildings offer the following benefits to partners (Workstream 1 and 2 Permanent Buildings):

- > Compliance with the latest British and European Standards.
- > Compliance with the latest regulations – meets the latest editions of the technical standards for Scotland.
- > Educational buildings in compliance with Educational Building Bulletins.
- > Healthcare buildings in compliance with Health Technical Bulletins.
- > Low energy buildings moving to net zero carbon.
- > Available with construction services to provide a turnkey solution.



SPA provides OJEU compliant frameworks and a Dynamic Purchasing System, which can be used by any organisation that is fully publicly or partially publicly funded to procure any works, products or services for consultancy, construction, refurbishment and maintenance projects.

SPA have over 100 Partners in Scotland that are made up of Local Authorities, social landlords and other public sector bodies.

All SPA frameworks have been established in strict compliance with the Scottish public sector rules for use by public sector organisations in Scotland.

Scottish Procurement Alliance (SPA)

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WORKSTREAM OPTIONS

Workstream 1 - Permanent Modular Buildings

Covers the supply and installation of all types of permanent modular buildings - except healthcare related buildings - across three project value bands. These shall include (but not be limited to):

- > Educational buildings
- > Non-educational buildings
- > Buildings for use by emergency services
- > Office buildings
- > Community related buildings (including sport facilities, theatres, and other types of community related buildings)

Project Value Bands

£0 - £750k
£500k - £3 million
over £3 million plus

Workstream 3 - Hire of Temporary Buildings

Covers the hire of temporary modular buildings; primarily focused on educational, offices and temporary healthcare facilities. All other types of temporary buildings are available.

No Project Value Band

Workstream 2 - Healthcare Buildings

Covers the supply and installation of permanent modular buildings specifically related to the needs and requirement of healthcare providers across two project value bands. This shall include (but not be limited to):

- > Primary healthcare facilities
- > Hospital wards and accommodation
- > Specialist operating theatres

Project Value Bands

£0 - £3 million
over £3 million plus



Workstream 4 - Refurbished Units

Covers the supply and installation of refurbished modular buildings either manufactured by the supplier themselves or from 3rd party manufacturers. This may include the removal and refurbishment of buildings already owned by the partner.

No Project Value Band

Workstream - Super Lots

Under each workstream a Super Lot is operated where a client may carry out a mini competition to all other companies within the workstream if they do not receive sufficient expressions of interest from those companies within their region.



EVALUATION CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of applicants.

Financial Due Diligence

Applicants were first assessed on their annual turnover for the past three years by comparison to the minimum turnover requirements for the lots they have applied for. Applicants that met the turnover requirement were then assessed on profitability and liquidity.

Accreditations and Certifications

Applicants were requested to provide evidence they have in place the relevant health and safety, environmental, equality and quality systems listed below to be considered eligible for the Framework.

Environmental Management

UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.

Quality Management

UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

Health and Safety

The applicant must hold a UKAS (or equivalent), accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

Compliance with Equality Act 2010

Applicants will be required to evidence through a number of confirmatory statements they are compliant with the Equality Act 2010 and have measures in place to promote equality and diversity within their organisation.

LHC Lifetime Values

In addition to providing our partners with competitively tendered Framework Agreements for building works, goods, and services SPA is committed to delivering tangible social value and community benefits that meet local and regional needs. SPA work with our partners and appointed companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

SPA has aligned its activities to create the LHC Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework SPA will work with partners and appointed companies to promote, identify, implement, and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.

EVALUATION CRITERIA

Minimum Insurance Cover

Appointed companies are required to have the minimum levels of insurance and average turnover within the past three years to be considered eligible:

Workstream 1 - Permanent Modular Buildings			
	Project Value Bands		
	£0 to £750k	£500k to £3m	Over £3m plus
Minimum average turnover (over past 3 years)	£500,000	£2,000,000	£5,000,000
Employer's Liability Insurance	£5,000,000	£5,000,000	£5,000,000
Public Liability Insurance	£5,000,000	£5,000,000	£5,000,000
Professional Indemnity Insurance	£1,000,000	£1,000,000	£2,000,000
Product Liability Insurance	£1,000,000	£2,000,000	£5,000,000

Workstream 2 - Healthcare Buildings		
	Project Value Bands	
	£0 to £3m	Over £3m plus
Minimum average turnover (over past 3 years)	£500,000	£2,000,000
Employer's Liability Insurance	£5,000,000	£5,000,000
Public Liability Insurance	£5,000,000	£5,000,000
Professional Indemnity Insurance	£1,000,000	£1,000,000
Product Liability Insurance	£1,000,000	£2,000,000

Workstream 3 - Hire of Temporary Buildings	
Minimum turnover	£500,000
Employer's Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000
Product Liability Insurance	£1,000,000

Workstream 4 - Refurbished Units	
Minimum turnover	£500,000
Employer's Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000
Product Liability Insurance	£1,000,000

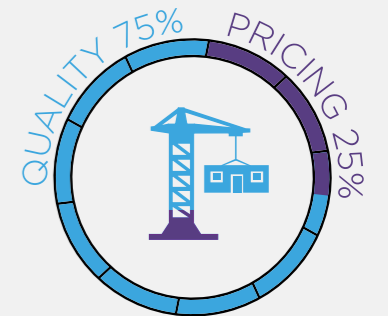


EVALUATION CRITERIA

Quality 75%

The quality element having a total weighting of 75% was assessed both on the basis of the applicants written responses to a range of technical questions, and a site/factory visit assessment.

The technical questions account for 60% of the quality score, with the remaining 15% being allocated to a scored factory/depot visit by a member of the SPA team.



Technical Questions (60%)

The quality questions consist of three parts:

1) General Quality Questions:

Case Study	15%
Contract Management	10%
Scenarios	5%

2) Regional Capability Questions:

Regional capability and social value	15%
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3) Workstream Specific Technical Questions:

Workstream specific technical questions:

Workstream 1 - Permanent Modular Buildings	15%	Workstream 2 - Healthcare Buildings	15%
> Project value band £0 - £750k		> Project value band £0 - £3 million	
> Project value band £500k - £3 million		> Project value band £3 million plus	
> Project value band £3 million plus			

Workstream 3 - Hire of Temporary Buildings	15%	Workstream 4 - Refurbished Buildings	15%
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Site/Factory Visit (15%)

Price 25%

The breakdown of the pricing evaluation for each workstream is as follows:

Workstream 1 and 2

Building	7.5%
Construction Items	5%
Scenario	7.5%
Life Cycle Costs	5%

Workstream 3 and 4

Building	10%
Construction Items	5%
Scenario	10%

APPOINTED COMPANIES SCOTLAND

		North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9	
Workstream 1 - Permanent Modular Buildings	Project Value Band £0 - £750k						
	Elliott Group	✓	✓	✓	✓	✓	
	Jan Snel BV	✓	✓	✓	✓	✓	
	Portakabin	✓	✓	✓	✓	✓	
	Premier Modular	✓	✓	✓	✓	✓	
	Sibcas	✓	✓	✓	✓	✓	
	Wernick Buildings	✓	✓	✓	✓	✓	
	Project Value Band £500k - £3million						
	Elliott Group	✓	✓	✓	✓	✓	
	Module AR	✓	✓	✓	✓	✓	
	Portakabin	✓	✓	✓	✓	✓	
	Premier Modular	✓	✓	✓	✓	✓	
	Sibcas	✓	✓	✓	✓	✓	
	Wernick Buildings	✓	✓	✓	✓	✓	
	Project Value Band - over £3million plus						
	Elliott Group	✓	✓	✓	✓	✓	
	Jan Snel BV	✓	✓	✓	✓	✓	
	Module AR	✓	✓	✓	✓	✓	
Portakabin	✓	✓	✓	✓	✓		
Premier Modular	✓	✓	✓	✓	✓		
Sibcas	✓	✓	✓	✓	✓		
Wernick Buildings	✓	✓	✓	✓	✓		
Workstream 2 - Permanent Healthcare Buildings	Project Value Band £0 - £3million						
	AVDanzer	✓	✓	✓	✓	✓	
	Elliott Group	✓	✓	✓	✓	✓	
	Modular 360 *	✓	✓	✓	✓	✓	
	Merit Holdings	✓	✓	✓	✓	✓	
	MTX Contracts	✓	✓	✓	✓	✓	
	Portakabin	✓	✓	✓	✓	✓	
	Vanguard Healthcare Solutions	✓	✓	✓	✓	✓	
	Project Value Band - over £3million plus						
	Elliott Group	✓	✓	✓	✓	✓	
	Modular 360 *	✓	✓	✓	✓	✓	
	Merit Holdings	✓	✓	✓	✓	✓	
	MTX Contracts	✓	✓	✓	✓	✓	
	Portakabin	✓	✓	✓	✓	✓	
	Premier Modular	✓	✓	✓	✓	✓	
	Vanguard Healthcare Solutions	✓	✓	✓	✓	✓	
	Workstream 3 - Hire of Temporary Buildings	No Project Value Bands					
		Elliott Group	✓	✓	✓	✓	✓
Jan Snel BV		✓	✓	✓	✓	✓	
Module AR		✓	✓	✓	✓	✓	
Portakabin		✓	✓	✓	✓	✓	
Premier Modular		✓	✓	✓	✓	✓	
Sibcas		✓	✓	✓	✓	✓	
Wernick Buildings		✓	✓	✓	✓	✓	

		North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9
Workstream 4 - Refurbished Buildings	No Project Value Bands					
	Jan Snel BV	✓	✓	✓	✓	✓
	Module AR	✓	✓	✓	✓	✓
	Portakabin	✓	✓	✓	✓	✓
	Sibcas	✓	✓	✓	✓	✓
	Wernick Buildings	✓	✓	✓	✓	✓
Super Lot - All Permanent Buildings	No Project Value Bands					
	Elliott Group	✓	✓	✓	✓	✓
	Jan Snel BV	✓	✓	✓	✓	✓
	Module AR	✓	✓	✓	✓	✓
	Portakabin	✓	✓	✓	✓	✓
	Premier Modular	✓	✓	✓	✓	✓
	Sibcas	✓	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓	✓	
Super Lot - All Healthcare Buildings	No Project Value Bands					
	AVDanzer	✓	✓	✓	✓	✓
	Elliott Group	✓	✓	✓	✓	✓
	Modular 360 *	✓	✓	✓	✓	✓
	Merit Holdings	✓	✓	✓	✓	✓
	MTX Contracts	✓	✓	✓	✓	✓
	Portakabin	✓	✓	✓	✓	✓
	Premier Modular	✓	✓	✓	✓	✓
Vanguard Healthcare Solutions	✓	✓	✓	✓	✓	
Super Lot - All Temporary Hire Buildings	No Project Value Bands					
	Elliott Group	✓	✓	✓	✓	✓
	Jan Snel BV	✓	✓	✓	✓	✓
	Module AR	✓	✓	✓	✓	✓
	Portakabin	✓	✓	✓	✓	✓
	Premier Modular	✓	✓	✓	✓	✓
	Sibcas	✓	✓	✓	✓	✓
Wernick Buildings	✓	✓	✓	✓	✓	
Super Lot - All Refurbished Buildings	No Project Value Bands					
	Jan Snel BV	✓	✓	✓	✓	✓
	Module AR	✓	✓	✓	✓	✓
	Portakabin	✓	✓	✓	✓	✓
	Sibcas	✓	✓	✓	✓	✓
	Wernick Buildings	✓	✓	✓	✓	✓

*Joint venture between Kajima Partnerships and Construction +

CALL OFF AWARD OPTIONS

The Framework allows partners the option of:

Direct award without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

Mini-competition, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the partner.

When calling off projects, partners can use any one of a range of standard forms of building contract including JCT/SBCC, NEC3/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

Eligibility

SPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 100 publicly funded organisations throughout Scotland use SPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

- > Scottish Registered Social Landlords (RSL's)
- > Registered Tenants Organisations (RTOs)
- > Local Authorities
- > Subsidiaries, Joint-Venture Companies and Arm's Length Management Organisations (ALMOs)
- > NHS Scotland Boards
- > Universities and Further Education Establishments
- > Police Scotland
- > Scottish Fire and Rescue Service
- > Registered Charities

Details of those contracting authorities identified are listed at www.scottishprocurement.scot/who-we-work-with/

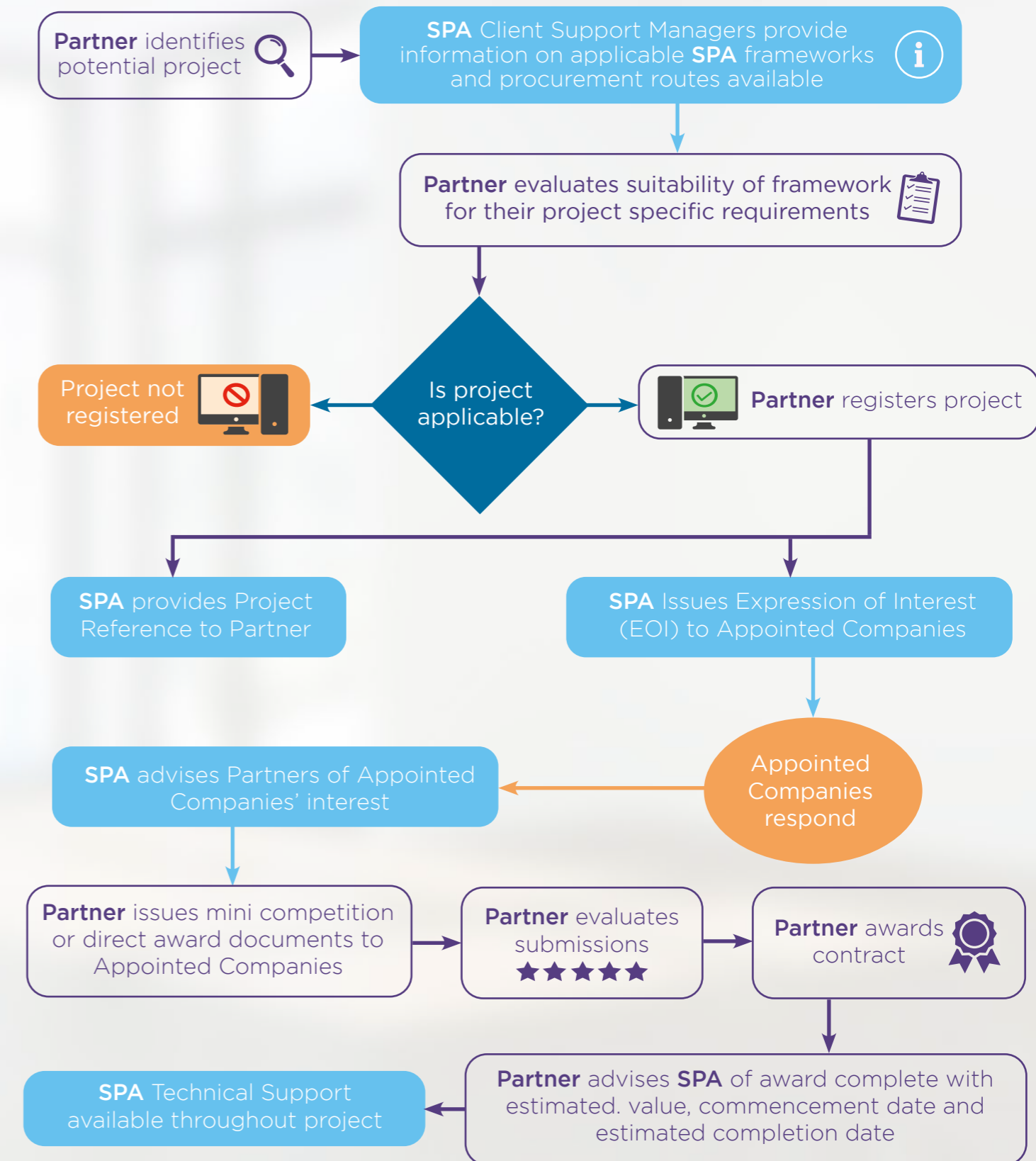
Accessing the Framework

Companies appointed to SPA frameworks are required to pay a small percentage ('the levy' of the total value of every invoice submitted to partners and to submit quotations to partners that are inclusive of the levy. As a not-for-profit organisation, SPA returns surplus levy income to our partners to support social value initiatives in the local communities they serve.

General Terms and Conditions

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing office@acarchitects.co.uk and quoting discount code reference: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK





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IN ASSOCIATION WITH:

LHC

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