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Tender

## Modular Buildings 3 (SBS10514)

N H S Shared Business Services Limited

F02: Contract notice

Notice identifier: 2024/S 000-030730

Procurement identifier (OCID): ocds-h6vhtk-04475e

Published 26 September 2024, 10:19am

The closing date and time has been changed to:

**18 November 2024, 12:00pm**

See the [change notice](#).

## Section I: Contracting authority

### I.1) Name and addresses

N H S Shared Business Services Limited

Three Cherry Trees Lane

Hemel Hempstead

HP2 7AH

### Email

[nsbs.categorymanagementsourcing@nhs.net](mailto:nsbs.categorymanagementsourcing@nhs.net)

### Country

United Kingdom

**Region code**

UK - United Kingdom

**Companies House**

05280446

**Internet address(es)**

Main address

<https://www.sbs.nhs.uk/>

Buyer's address

<https://www.sbs.nhs.uk/proc-construction-estates-frameworks>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://discovery.ariba.com/rfx/20981815>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://discovery.ariba.com/rfx/20981815>

**I.4) Type of the contracting authority**

Other type

Public Sector Framework Provider <https://www.sbs.nhs.uk/nhs-sbs-about-us>

**I.5) Main activity**

Health

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Modular Buildings 3 (SBS10514)

Reference number

SBS10514

#### II.1.2) Main CPV code

- 44211100 - Modular and portable buildings

#### II.1.3) Type of contract

Supplies

#### II.1.4) Short description

NHS Shared Business Services act in an Agency capacity for and on behalf of its customers (Approved Organisations) - existing and new. These comprise of NHS and Social Care organisations (whether acting individually, or on behalf of, or together as members of any consortia) along with any other public or private sector bodies which NHS SBS authorises to use the resulting Framework.

NHS Shared Business Services Limited (NHS SBS) intends to put in place a Framework Agreement for the provision of Modular Buildings and related Goods and Services for Healthcare to be used by NHS SBS Approved Organisations.

The Modular Buildings 3 Framework Agreement will provide Approved Organisations with a compliant route to market to purchase, hire, or lease Modular Buildings. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

The Modular Buildings 3 Framework Agreement will be a nationwide Framework Agreement providing buildings which are to be used in healthcare, education, residential, and the wider public sector.

Our Approved Organisation list can be found on:

<https://www.sbs.nhs.uk/services/framework-agreements-categories/>

The Framework will be structured using the following Lots:

Lot 1.1: Healthcare Modular New Build £0 - £5m

Lot 1.2: Healthcare Modular New Build £5m - £15m

Lot 1.3: Healthcare Modular New Build £15m - £25m

Lot 1.4: Healthcare Modular New Build £25m+

Lot 2: Healthcare Modular Hire and Lease

Lot 3.1: Education Modular New Build £0 - £5m

Lot 3.2: Education Modular New Build £5m - £15m

Lot 3.3: Education Modular New Build £15m - £25m

Lot 3.4: Education Modular New Build £25m+

Lot 4: Education Modular Hire and Lease

Lot 5.1: Public Sector Modular New Build £0 - £5m

Lot 5.2: Public Sector Modular New Build £5m - £15m

Lot 5.3: Public Sector Modular New Build £15m - £25m

Lot 5.4: Public Sector Modular New Build £25m+

Lot 6: Public Sector Modular Hire and Lease

Lot 7.1: Residential Accommodation Modular New Build £0 - £5m

Lot 7.2: Residential Accommodation Modular New Build £5m - £15m

Lot 7.3: Residential Accommodation Modular New Build £15m - £25m

Lot 7.4: Residential Accommodation Modular New Build £25m

We are committed to working with suppliers who are dedicated to Sustainability and Social Value and there will be a significant weighting on these elements in the tender.

#### **II.1.5) Estimated total value**

Value excluding VAT: £2,600,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

### **II.2) Description**

#### **II.2.1) Title**

Healthcare Modular New Build £0 - £5m

Lot No

1.1

#### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

#### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in a healthcare setting with a contract value from £0 to £5,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular Buildings supplied under this Lot must always follow the applicable building regulations, industry standards, and accreditations etc. Designs must be compliant with all relevant HTMs and HBNs where applicable. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 1.1.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot.

## **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

## **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

## **II.2.10) Information about variants**

Variants will be accepted: No

## **II.2.11) Information about options**

Options: No

## **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

# **II.2) Description**

## **II.2.1) Title**

Healthcare Modular New Build £5m - £15m

Lot No

1.2

## **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings

- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in a healthcare setting with a contract value from £5,000,001 to £15,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular Buildings supplied under this Lot must always follow the applicable building regulations, industry standards, and accreditations etc. Designs must be compliant with all relevant HTMs and HBNs where applicable. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 1.2.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues

### **II.2) Description**

#### **II.2.1) Title**

Healthcare Modular New Build £15m - £25m

Lot No

1.3

#### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

#### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in a healthcare

setting with a contract value from £15,000,001 to £25,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular Buildings supplied under this Lot must always follow the applicable building regulations, industry standards, and accreditations etc. Designs must be compliant with all relevant HTMs and HBNs where applicable. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 10 bidders for Lot 1.3.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

## **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

### **II.2) Description**

#### **II.2.1) Title**

Healthcare Modular New Build £25m+

Lot No

1.4

#### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services

- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in a healthcare setting with a contract value of £25,000,000+. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular Buildings supplied under this Lot must always follow the applicable building regulations, industry standards, and accreditations etc. Designs must be compliant with all

relevant HTMs and HBNs where applicable. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 10 bidders for Lot 1.4.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

## **II.2) Description**

### **II.2.1) Title**

Healthcare Modular Hire and Lease

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 70310000 - Building rental or sale services
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the hire and lease of Modular Buildings which are to be used in a

healthcare setting. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Design.
- Installation.
- Commissioning.
- Maintenance during the hire period.
- Dismantle.
- Collection of modular healthcare units.

Designs must be compliant with all relevant HTMs and HBNs where applicable. For hires in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 2.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

## **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

## **II.2.10) Information about variants**

Variants will be accepted: No

## **II.2.11) Information about options**

Options: No

## **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

## **II.2) Description**

### **II.2.1) Title**

Education Modular New Build £0 - £5m

Lot No

3.1

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services

- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in an education setting with a contract value from £0 to £5,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered,

offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular buildings supplied under this Lot must always follow the applicable building regulations, industry standards, and accreditations etc. Designs must be compliant with all relevant Building Bulletins where applicable. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 3.1.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues

## **II.2) Description**

### **II.2.1) Title**

Education Modular New Build £5m - £15m

Lot No

3.2

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in an education setting with a contract value from £5,000,001 to £15,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to

offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular buildings supplied under this Lot must always follow the applicable building regulations, industry standards, and accreditations etc. Designs must be compliant with all relevant Building Bulletins where applicable. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 3.2.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

### **II.2) Description**

#### **II.2.1) Title**

Education Modular New Build £15m - £25m

Lot No

3.3

#### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services

- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in an education setting with a contract value from £15,000,001 to £25,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular buildings supplied under this Lot must always follow the applicable building regulations, industry standards, and accreditations etc. Designs must be compliant with all relevant Building Bulletins where applicable. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 10 bidders for Lot 3.3.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

### **II.2) Description**

#### **II.2.1) Title**

Education Modular New Build £25m+

Lot No

3.4

#### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

#### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in an education setting with a contract value of £25,000,000+. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.

- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular buildings supplied under this Lot must always follow the applicable building regulations, industry standards, and accreditations etc. Designs must be compliant with all relevant Building Bulletins where applicable. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 10 bidders for Lot 3.4.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

### **II.2) Description**

#### **II.2.1) Title**

Education Modular Hire and Lease

Lot No

4

#### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 70310000 - Building rental or sale services
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services

- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the hire and lease of Modular Buildings which are to be used in an education setting. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Design.
- Installation.
- Commissioning.
- Maintenance during the hire period.
- Dismantle.
- Collection of modular healthcare units.

Designs must be compliant with all relevant Building Bulletins where applicable. For hires in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 4.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

### **II.2) Description**

#### **II.2.1) Title**

Public Sector Modular New Build £0 - £5m

Lot No

5.1

## **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

## **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

## **II.2.4) Description of the procurement**

This Lot covers the purchase of modular buildings which are to be used in settings outside of healthcare and / or education with a contract value from £0 to £5,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.

- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular Buildings supplied under this Lot must always follow the applicable building regulations outlined in the specification. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 5.1.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

## **II.2.11) Information about options**

Options: No

## **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

# **II.2) Description**

## **II.2.1) Title**

Public Sector Modular New Build £5m - £15m

Lot No

5.2

## **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

## **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

#### **II.2.4) Description of the procurement**

This Lot covers the purchase of modular buildings which are to be used in settings outside of healthcare and / or education with a contract value from £5,000,001 to £15,000,000.

The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular Buildings supplied under this Lot must always follow the applicable building regulations outlined in the specification. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 5.2.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

## **II.2) Description**

### **II.2.1) Title**

Public Sector Modular New Build £15m - £25m

Lot No

5.3

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings

- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of modular buildings which are to be used in settings outside of healthcare and / or education with a contract value from £15,000,001 to £25,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular Buildings supplied under this Lot must always follow the applicable building regulations outlined in the specification. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 10 bidders for Lot 5.3.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

## **II.2) Description**

### **II.2.1) Title**

Public Sector Modular New Build £25m+

Lot No

5.4

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot cover the purchase of modular buildings which are to be used in settings outside of healthcare and / or education with a contract value of £25,000,000+. The majority of the building will be constructed in a controlled factory environment before being delivered,

offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Modular Buildings supplied under this Lot must always follow the applicable building regulations outlined in the specification. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 10 bidders for Lot 5.4.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

## **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

## **II.2.10) Information about variants**

Variants will be accepted: No

## **II.2.11) Information about options**

Options: No

## **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues. Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

## **II.2) Description**

### **II.2.1) Title**

Public Sector Modular Hire and Lease

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 70310000 - Building rental or sale services
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services

- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the hire and lease of Modular Buildings which are to be used in settings outside of healthcare and / or education.

The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Design.
- Installation.
- Commissioning.
- Maintenance during the hire period.
- Dismantle.
- Collection of modular healthcare units.

Modular Buildings supplied under this Lot must always follow the applicable building regulations outlined in the specification. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions

and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 6.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

## **II.2) Description**

### **II.2.1) Title**

Residential Accommodation Modular New Build £0 - £5m

Lot No

7.1

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in a residential setting with a contract value from £0 to £5,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to

offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Suppliers must secure all appropriate accreditations (LABC, NHBC, etc) for completed dwellings to ensure that they are insurable / mortgageable. The social housing warranty must be for a minimum of 10 years, preferably 12 years, with a minimum 10-year defect period.

Suppliers commencing any residential works under this Framework Agreement must have Build Offsite Property Assurance Scheme (BOPAS) accreditation. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 7.1.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues

**II.2) Description**

**II.2.1) Title**

Residential Accommodation Modular New Build £5m - £15m

Lot No

7.2

**II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services

- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in a residential setting with a contract value from £5,000,001 to £15,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Suppliers must secure all appropriate accreditations (LABC, NHBC, etc) for completed dwellings to ensure that they are insurable / mortgageable. The social housing warranty must be for a minimum of 10 years, preferably 12 years, with a minimum 10-year defect period.

Suppliers commencing any residential works under this Framework Agreement must have Build Offsite Property Assurance Scheme (BOPAS) accreditation. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 15 bidders for Lot 7.2.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

## **II.2) Description**

### **II.2.1) Title**

Residential Accommodation Modular New Build £15m - £25m

Lot No

7.3

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in a residential setting with a contract value from £15,000,001 to £25,000,000. The majority of the building will be constructed in a controlled factory environment before being delivered,

offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Suppliers must secure all appropriate accreditations (LABC, NHBC, etc) for completed dwellings to ensure that they are insurable / mortgageable. The social housing warranty must be for a minimum of 10 years, preferably 12 years, with a minimum 10-year defect period.

Suppliers commencing any residential works under this Framework Agreement must have Build Offsite Property Assurance Scheme (BOPAS) accreditation. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 10 bidders for Lot 7.3.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

## **II.2) Description**

### **II.2.1) Title**

Residential Accommodation Modular New Build £25m+

Lot No

7.4

### **II.2.2) Additional CPV code(s)**

- 44112000 - Miscellaneous building structures
- 44211000 - Prefabricated buildings

- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71310000 - Consultative engineering and construction services
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71500000 - Construction-related services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

Main site or place of performance

UK - United Kingdom

### **II.2.4) Description of the procurement**

This Lot covers the purchase of Modular Buildings which are to be used in a residential setting with a contract value of £25,000,000+. The majority of the building will be constructed in a controlled factory environment before being delivered, offloaded, and incorporated into the works on a prepared site.

All Framework suppliers will perform work as the principal contractor and will be able to offer a full range of turnkey solutions including but not limited to:

- Feasibility study.
- Planning application.
- Full architectural design.
- Enabling works.
- Site works.
- Landscaping.
- Soft landings (as part of a full turnkey package).

Suppliers must secure all appropriate accreditations (LABC, NHBC, etc) for completed dwellings to ensure that they are insurable / mortgageable. The social housing warranty must be for a minimum of 10 years, preferably 12 years, with a minimum 10-year defect period.

Suppliers commencing any residential works under this Framework Agreement must have Build Offsite Property Assurance Scheme (BOPAS) accreditation. For works undertaken in Wales, Scotland, or Northern Ireland, the equivalent requirements will apply.

Bidders will deliver all the mandatory requirements as detailed in the Bidders Instructions and Guidance document.

There are additional Selection Qualification (SQ), Award Questionnaire (AQ) requirements, and Bidder Declarations applicable, and Bidders are asked to respond to these also.

A Framework Agreement will be awarded to a maximum of 10 bidders for Lot 7.4.

For all Lots, the maximum number of Bidders may increase where 2 or more Bidders have tied scores in last awardable position for the Lot. Additionally, NHS SBS reserves the right to award to any Bidder whose final score is within 1% of the last awardable position of the Lot

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

## **II.2.11) Information about options**

Options: No

## **II.2.14) Additional information**

Successful Suppliers may be requested after award to present their offer in the form of electronic catalogues.

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# **Section III. Legal, economic, financial and technical information**

## **III.1) Conditions for participation**

### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Selection criteria as stated in the procurement documents

### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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## Section IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Open procedure

#### IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

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

The procurement is covered by the Government Procurement Agreement: Yes

### IV.2) Administrative information

#### IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-007726](#)

#### IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

8 November 2024

Local time

12:00pm

Changed to:

Date

18 November 2024

Local time

12:00pm

See the [change notice](#).

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

8 November 2024

Local time

1:00pm

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### **Section VI. Complementary information**

#### **VI.1) Information about recurrence**

This is a recurrent procurement: No

#### **VI.3) Additional information**

The value provided in 2.6 is only an estimate. NHS SBS cannot guarantee to successful Suppliers any business through this Framework Agreement. Spend and volumes may vary throughout the life of the Framework Agreement from the anticipated levels given in this notice.

#### **VI.4) Procedures for review**

##### **VI.4.1) Review body**

NHS Shared Business Services Limited

Three Cherry Trees Lane

Hemel Hempstead

HP2 7AH

Email

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**VI.4.4) Service from which information about the review procedure may be obtained**

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