



Quick Start Guide Sub £5M Works South West

BY THE PUBLIC SECTOR
FOR THE PUBLIC SECTOR





Southern Construction Framework

ABOUT US

SCF Construct is a public sector construction framework, designed to support public sector organisations in the South of the UK with the procurement of construction projects. This guide is developed to assist in understanding how the framework can potentially support your projects into procurement and beyond.

Our Framework is modelled on ‘Two Stage Open Book’ procurements, which makes the procurement process as effective as it can be through early engagement and collaborative working.

Using our framework will give you access to industry leading contractors, who will help improve the predictability of project cost, time and quality performance.

Our dedicated Framework Managers will help make the procurement and project management process simple and easy to manage. Framework Managers are on hand through the entire process and offer impartial advice, can enable additional professional services and provide templates and full support through the administration of the tender document formation and subsequent selection.

OUR SERVICE IS DELIVERED ACROSS THE SOUTHERN REGION IN GEOGRAPHICAL LOTS

OUR AIM

The underlying philosophy behind SCF is to improve the predictability of project cost, time and quality performance. This is achieved through the early engagement of our contractors in the project design. This collaborative approach helps mitigate the risks associated with lowest price tendering and also encourages arrangements to drive out waste from the project process.

Our main services include:

- Dedicated Framework Team
- Procurement compliance and best practice
- Quick route to market
- Fully managed procurement process
- Quality assurance and contractor management
- Transparent open book procurement

Our framework contractors can be called upon to provide additional services such as:

- Feasibility and viability reports
- Pre-tender review and feedback
- Design management and construction expertise
- Post handover support and advice



By the Public Sector, for the Public Sector

WE DELIVER



New Builds



Refurbishments



Extensions



Fit Outs

Primarily the Framework has been designed to help in the delivery of new building projects and refurbishments in the South of England. We aim to simplify your project experience and help projects maximise outcomes delivered, ensuring projects reach their full potential. Regardless of which stage you are at with your project and procurement process, we can help.

To help achieve these core aims the Framework will give you access to leading SME & Tier 1 Contractors. Alongside the building projects the Framework and its partners can also help your projects in a number of other key sectors, if you are unsure whether your project is a suitable fit please get in touch to explore further.

We are fully compliant with the Government [Construction Playbook](#), following best practice within the industry.

Contact us today and our team will help guide you to the right approach for your project.

Contact us:

E: info@scffframeworks.org.uk **T:** 01392 382444 **W:** southernconstructionframework.gov.uk

SECTORS INCLUDE



Education



Higher Education



Sports & Leisure



Fire

Basingstoke
Fire Station



Police



Health



Research & Development



Residential



Public Realm



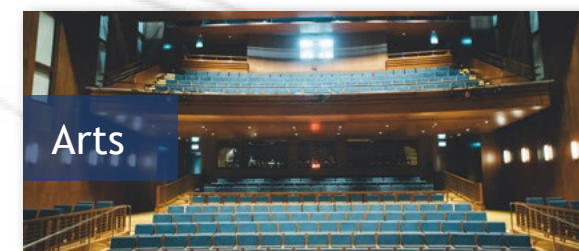
Corporate



Net Zero



Heritage



Arts



Reclad

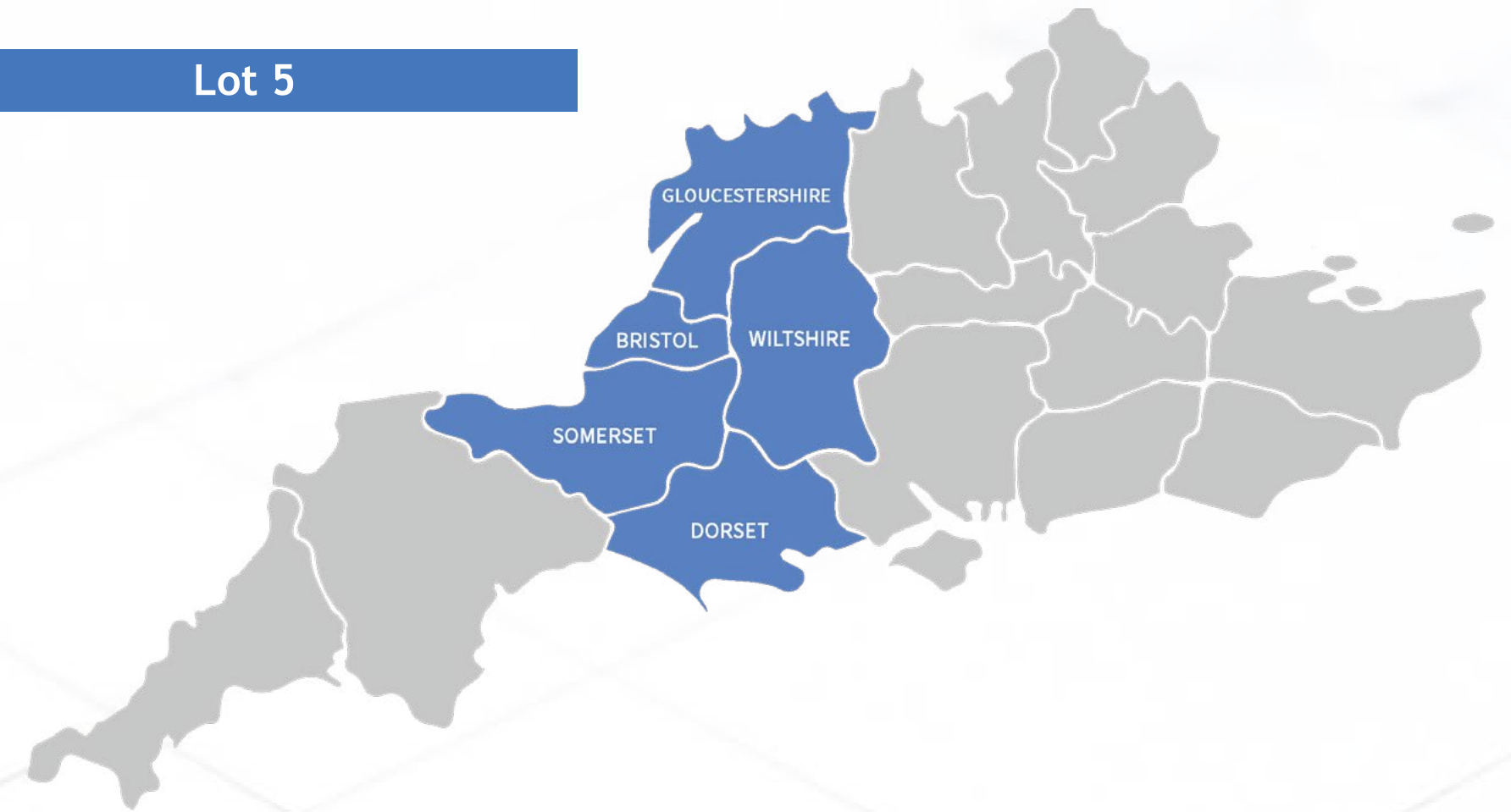


Retail

Lot 4



Lot 5



TYPICAL DELIVERY PROCESS EXPLAINED

As a framework, our role is to make the procurement process for your project as simple and as transparent as possible. Our team offers end to end support, working collaboratively with you and our framework contractors, to carry out exemplar projects that deliver value in line with your organisation's key drivers. The process map below outlines a typical project, however our process is flexible, allowing us to **create a bespoke solution to satisfy your project requirements**.

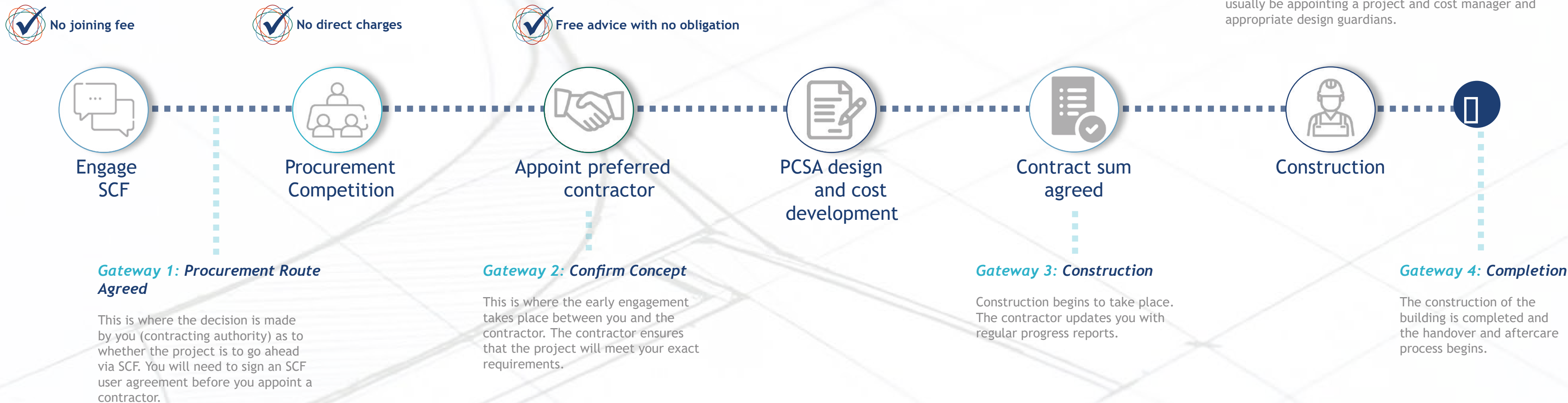
We follow a **Two Stage Open Book** approach which can be delivered as a:

Traditional Contract

This is where you employ your own consultants, or in-house designers and engage our contractor at an early stage as a member of the project team. By doing so, it allows our contractor to share their expertise and ensures all parties understand and are satisfied with the project requirements before awarding a works contract.

Design and Build

This method is where our framework contractor is responsible for providing design services during the pre-construction stage. This early engagement is a great opportunity for you to work with the contractor, confirm requirements and be clear on project deliverables before awarding a works contract. In this instance, you will usually be appointing a project and cost manager and appropriate design guardians.



CONTRACTOR SELECTION PROCESS EXPLAINED

Direct Award Process (*optional*)

- SCF host workshop to outline the process
- SCF agree client requirements and programme
- Contractor is appointed

While the standard process below works for the vast majority of clients, we appreciate every project is unique.

To find out how we can create a bespoke solution for you, please speak to your Regional Framework Manager.



Project Enquiry

- Client contacts SCF Regional Team with a project enquiry
- SCF discusses requirements and presents a bespoke procurement solution
- SCF and client agree procurement programme and document production plan



Early Engagement

- **Early Engagement Options**
- **Expressions of interest** - high-level project information issued to all to confirm interest
- **Bidders Day and Site Walk** - Presentation and hosted walk-around
- **Contractor Input** - Contractors respond to key project issues
 - Contractor 1-1 - All contractors are invited to discuss the project on a 1:1 basis
- Interested parties confirmed



Issue Mini Competition (MC1)

1 Week

- SCF issues MC1
- Contractors complete and return MC1
 - SCF and Client evaluate and agree shortlist
- SCF provides feedback to unsuccessful contractors
- Successful contractors notified



Issue Mini Competition (MC2)

2-6 Weeks

- SCF host MC2 workshop to outline process and embed client requirements
- Client finalises MC2
- SCF review and approve MC2
- Client issues to shortlisted contractors
- SCF support clarification process
- Contractors complete and return MC2 to client



Appointment

Typically the whole process can take 3-8 weeks to appoint contractor

- SCF validates commercial returns
- SCF can facilitate and support the moderation of bids
 - Client scores and appoints successful contractor and issues a Pre-Construction Service Agreement (PCSA)
 - Client provides feedback for unsuccessful contractors
- If using direct award a client is required to publish an FTS contract award notice



Execution of Pre-Construction Service Agreement

- The Project Team completes the pre-construction service to the authority's satisfaction before entering into a Work Contract
- The Framework Management Team are able to support the Client authority in this process. More detailed guidance is available

SOCIAL VALUE

Social value is integral to our processes and operations. We are committed to delivering social outcomes through our projects across the South of England, and in support of initiatives via our role in the National Association of Construction Frameworks (NACF).

Our focus is to achieve long term legacies through the built environment, whilst aiding our clients to exceed the requirements of the Public Services (Social Value) Act 2012, and the United Nations Sustainable Development Goals incorporating the need to end the UK's contribution to global warming by 2050. Our framework is constantly striving to raise the bar for our public sector clients.

SCF use nationally recognised Key Performance Indicators to benchmark, set and measure tangible outcomes at both framework and project level. Specifically we use client prioritised themes and outcome measures (TOMS), adapted employment and skills plans (ESP) and direct or supported apprentice recruitment.

**SOCIAL VALUE IS
AT THE HEART OF
EVERYTHING WE DO**



SOCIAL VALUE BENEFITS



Client-led bespoke social outcomes for each project



More opportunities for SMEs, VCSEs, micro and local businesses



Mandatory employment and skills plan on all projects



Scorecards to measure clients and contractors performance in supporting social value

SOCIAL PARTNERSHIP PORTAL

As a founding member of the Social Partnership Portal, which is a specific area of our mandated Local Supply Chain (LSC) system, main contractor procures have direct access to Voluntary, Community and Social Enterprises (VCSE) companies who are able to provide supporting and direct services for our projects.

The LSC system is a mandated process under SCF, providing clients with direct access to traditional and social suppliers to maximise social value opportunities.

**SOCIAL PARTNERSHIP
PORTAL**
FOUNDING MEMBER

ENSURING TRANSPARENCY IN THE SUPPLY CHAIN

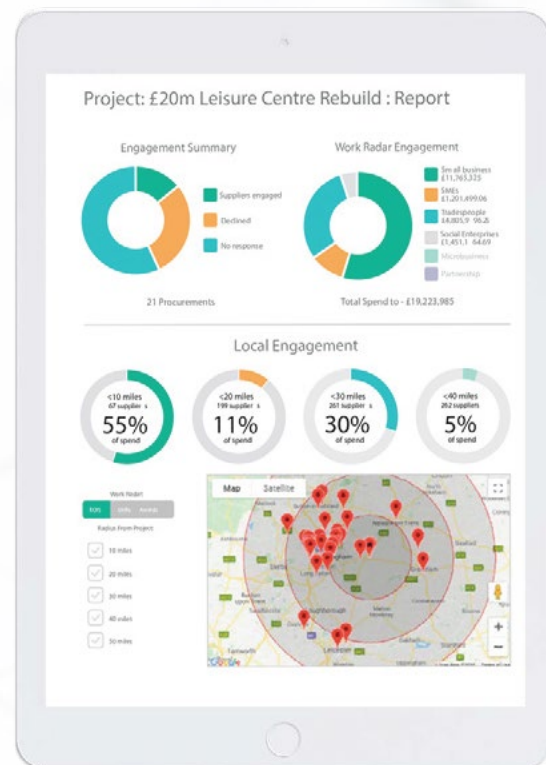
As leaders in Two Stage Open Book procurement, we continue to search and implement new ways to ensure that our contractors work with clients to create a collaborative and transparent project environment.

Local Supply Chain (LSC) is an online portal that enables contractors to source, manage and engage local suppliers. Our contractors are expected to advertise, shortlist and award main sub-contract packages using LSC.

As an SCF client, you will have direct access to the portal enabling transparent oversight in a live environment.

We will support you through the process with training available for you and your consultant teams.

More information can be found [here](#).



Benefits of LSC



Greater transparency



Competitive pricing with 29,000 registered suppliers



Increased opportunities for local suppliers and SMEs



Real time client team review of package procurment



Enage with specialist suppliers for early advice



Demonstrating best value in procurement

OUR FOCUS IS TO ENSURE CARBON REDUCTION MEASURES ARE CONSIDERED AND ADAPTED ON OUR PROJECTS

AIM



To help clients, stakeholders and framework partners to meet local, national and global goals in achieving the net zero carbon ambition, working with communities to deliver a net zero future.

SAVINGS



Reducing our overall carbon emissions, preserving the planet for future generations and a thriving built environment.

TARGETS



Achieving the ultimate aim of Net Zero Carbon, utilising a full suite of option appraisals reflecting current sustainable technologies.

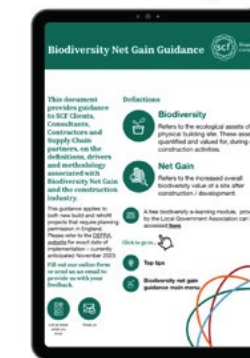
Use of the SCF Sustainability Tools

We are dedicated to helping our clients on their journey to understanding and implementing key sustainability themes through their project delivery.

We have created two guidance tools to support our clients and stakeholders, and aligned the guidance to the RIBA design development stages, providing tips and information throughout the design lifecycle. The two tools comprise of the SCF Net Zero Carbon guidance and the Biodiversity Net Gain guidance. Both tools contain information around terminology, government guidelines and legislation, measurement formats, professional disciplines to consult and finally, some key areas of focus aligned to the RIBA stages.



SCF Carbon Tool



Biodiversity Net Gain Guidance

ADDITIONAL FRAMEWORKS



The introduction of these additional frameworks allow you to have all aspects of your construction requirements overlooked by us, providing a transparent and seamless customer experience. We continuously strive to improve our offer to the public sector, working closely with our framework users, contractors and consultants to ensure frameworks are fit for purpose and deliver demonstrable benefits to the public sector.

SCF Consult

SCF Consult enables public bodies to gain fast access to professional property asset consultancy services and resources to deliver capital projects, programmes and strategic advice.

Our framework offers multi-disciplinary consultancy services, and provides clients with a quick route to market and access to unrivalled services at nationally rebased rates from experienced delivery partners and their supply chain. As a framework, we provide end to end support, with sustainability and social value at the core of our purpose.

Our SCF Construct and SCF Consult frameworks can be accessed either individually or used together to provide a seamless end-to-end delivery solution. The framework offers a flexible appointment process, allowing public bodies to access the best in class professional services in a fraction of the time compared to traditional procurement methods. All based on public sector aligned fees and rates to ensure consistency and efficiency in procurement.

For more information about SCF Consult, please contact:



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07929 844565

Consultant Partners

Corstorphine & Wright

Health and Safety 4.7 / 5	On Time 4.6 / 5	Overall Performance 4.6 / 5
Quality of Service 4.6 / 5	Responsive 4.7 / 5	Would Recommend 8.91 / 10

SCF construction and consultancy frameworks can be accessed either individually or used together to provide a seamless end-to-end delivery solution.

Project and Programme Management

Design Management

Commercial and Cost Management

Asset Strategy and Estates Management

Place making, planning and developing

Compliance

Facilities Management

Valuation, Land Acquisition and Disposals

WHY SCF

Our framework is by the public sector, for the public sector and we are constantly striving to raise the bar for our clients to help achieve long term sustainable legacies.

With over 14 years experience, we have demonstrated the significant benefits of true collaborative working.

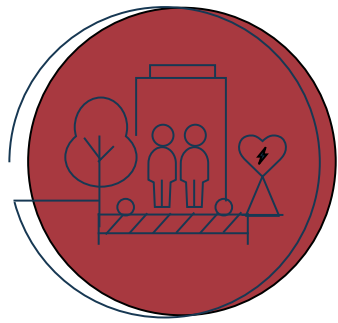
Our dedicated framework management team are always available to provide client support and guidance.

The fundamentals of all our projects include our key values, and our top tier contractors have evidenced they can meet the ever increasing needs of the local communities.



Fair.

Our prompt 30 day payments and open book processes encourages trusted and efficient supply chain partnering.



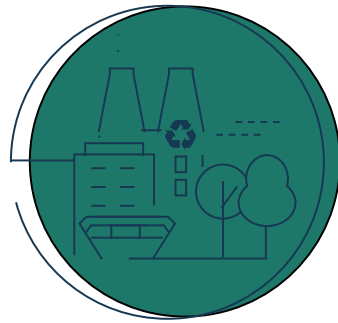
Safe.

Our accredited workforce benefit from well-being initiatives, improved welfare standards and innovative safety training.



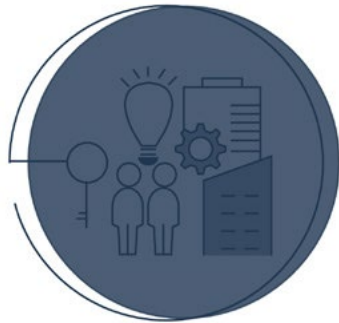
Legacy.

Providing long term legacies through our projects providing tangible social and economic benefits.



Sustainable.

We act ethically and responsibly sourcing 65% local labour... to protect and enhance the environment.



Aftercare.

Our handover promise begins at pre-construction and includes bespoke training, refresher sessions and dedicated resource.

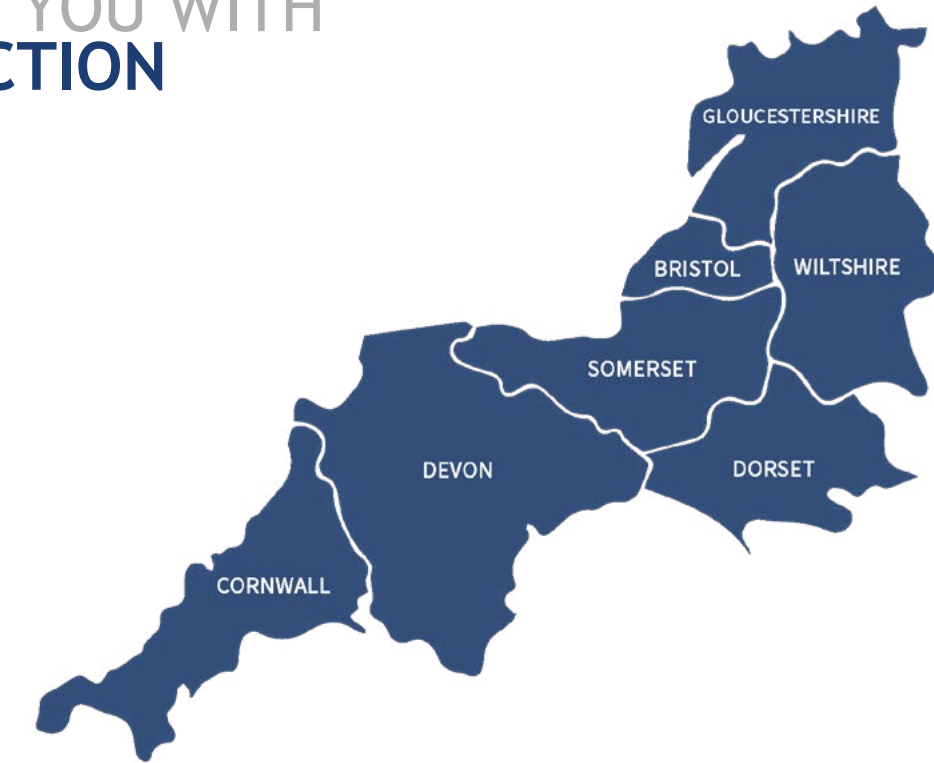
LET US SUPPORT YOU WITH YOUR CONSTRUCTION PROJECT



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Southern Construction Framework

Expert Support

Our team will be able to support you throughout the project management and procurement process.

For general enquiries, please email info@scfframeworks.gov.uk or speak directly to your Regional Framework Manager and find out how we can support your project.

Follow us:



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W: southernconstructionframework.gov.uk