



Government
Commercial
Agency

RM6184 Offsite Construction Solutions

Pricing Guide V2.1

Crown Commercial Service (CCS) became Government Commercial Agency (GCA) on 1 April 2026. Documents published before this date may still refer to CCS. All contract documents remain valid for existing and new contracts, and there are no changes to how you work with us.

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Introduction To Price Model Workbook

1. Introduction

- 1.1** These instructions were provided to assist all bidders in the completion of the price model workbook. Bidders had to ensure that they read these instructions in conjunction with, and comply with any instruction contained within, the individual price model workbook sheets.
- 1.2** Any definitions or guidance as to coverage of rates and the like provided within these instructions shall be deemed to be incorporated into any framework agreement ultimately entered into if successful and shall subsequently apply to rates included as framework rates.

2. Overall Approach

- 2.1** Bidders were asked to submit Prices for £/m² rates for purchase and £/m² per week for hire, £/unit for purchase and £/unit per week for weekly hire, overheads profit and fee percentage, within the price model workbook, as appropriate, for each Lot/sub-Lot for which they are submitting a tender.
- 2.2** All Prices and rates submitted by bidders are maximums to be applied, unless reduced by further competition or as a result of a negotiated reduction in a single source procurement or other process.

Additional Clients have the absolute discretion, when establishing their procurement strategy for a Project Contract(s), to determine the most appropriate method for incorporating the Prices and rates into their contract.

- 2.3** Overhead, Profit and Fee percentage is fixed for the duration of the Framework. All other prices are fixed for two years from the framework Commencement Date. Unit rates can then be uplifted based on CPI. See Offsite Construction Solutions Schedule 12 Pricing Fluctuations.
- 2.4** All lots are National lots covering all UK NUTS codes. All Prices and rates submitted by Bidders are maximums and are to be applied for work to be carried out anywhere in the United Kingdom.
- 2.5** Lots 1, 2, 3, 4 & 5 are offsite construction Lots.
- 2.6** The groupings of general construction or specialist operational areas by Lot are provided in paragraph 3 below.
- 2.7** For Lots 1 to 5, Building size means Gross Internal Floor Area (GIFA) of a building or multiple buildings under a single Project Contract. GIFA is as defined in RICS New Rules of Measurement 1.

3. Groupings

- 3.1** The table below sets out the groupings of OCS Lots and sub-Lots.

Lot Description	Sheet within Price Model Workbook to be completed
Lot 1 - Built Estate including Education	

1.1 - Purchase of 3D Turnkey Solutions up to £15m. Hire of 3D Turnkey Solutions	2. Sub-Lot 1.1
1.2 - Purchase of 3D Turnkey Solutions Greater Than £15m.	3. Sub-Lot 1.2
1.3 - Purchase of 2D Turnkey Solutions	4. Sub-Lot 1.3
Lot 2 - Healthcare	
2.1 - Purchase and Hire of 3D Turnkey Solutions	5. Sub-Lot 2.1
2.2 - Purchase of 2D Turnkey Solutions	6. Sub-Lot 2.2
Lot 3 - Residential	
3 - Purchase 3D & 2D Turnkey Solutions	7. Lot 3
Lot 4 – Justice	
4.1 - Purchase of 3D Turnkey Solutions	8. Sub-Lot 4.1
4.2 - Purchase of 2D Turnkey Solutions	9. Sub-Lot 4.2
Lot 5 – Defence	
5.1 - Purchase of 3D Turnkey Solutions	10. Sub-Lot 4.1
5.2 - Purchase of 2D Turnkey Solutions	11. Sub-Lot 4.2

3.2 Regional boundaries for all lots are defined by reference to the Eurostat Nomenclature of Territorial Units for Statistics (NUTS) codes, as follows:

Code	Region
UKC	North East
UKD	North West

UKE	Yorkshire & The Humber
UKF	East Midlands
UKG	West Midlands
UKH	East of England
UKI	Greater London
UKJ	South East
UKK	South West
UKL	Wales
UKM	Scotland
UKN	Northern Ireland

4. Pricing Instructions Provided for Completion of Price Model Workbook

4.1 Sub-Lot 1.1

Sub-Lot 1.1	
Hire 3D Buildings	
<p>One-off Cost Total £/m2</p> <p>(including OHP)</p>	<p>Maximum One-off £/m2 to be applied in Project Contract and has four building size bands.</p> <p>£/m2 for delivery, installation (including CDM Fee), removal and collection for each building size band”.</p> <p><u>Building Size Bands are:</u></p> <ol style="list-style-type: none"> 1. Up to 500m2 - single storey structure 2. Greater Than 500m2 and up to 1500m2 - single storey structure - multiple smaller buildings. 3. Greater Than 1500m2 and up to 3000m2 - two storey structure - multiple smaller buildings. 4. Greater Than 3000m2 - three storey structure - multiple smaller buildings. <p><u>Further inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Open plan. 3. Entrance and exit including fire escape with associated rams and steps. 4. Standard vinyl flooring 5. Power, including heating 6. CDM regulations - Principal Contractor role.

	<p>7. Installation cost based on easy site access with no unforeseen obstacles or obstructions. Cost also includes the supplier assuming Principal Designer and Principal Contractor duties as per CDM 2015 regulations, with associated Health and Safety and coordination responsibilities.</p> <p>8. All costs including but not limited to Overhead, Framework delivery charges and Profits.</p> <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliance activities.</p> <p>c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses.</p> <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
<p>Weekly hire cost £/m2 per week</p> <p>(including OHP)</p>	<p>Maximum hire costs £/m2 per week to be applied in Project Contract and has four hire duration bands and four building size bands.</p> <p>£/m2 per week for supply, weekly hire cost and maintenance for each building size band”.</p> <p><u>Weekly hire bands based on duration of hire:</u></p> <ol style="list-style-type: none"> 1. Hire Duration up to 52 weeks 2. Hire Duration Greater Than 52 weeks and upto 104 weeks 3. Hire Duration Greater Than 104 weeks and upto 156

	<p>weeks</p> <p>4. Hire Duration Greater Than 156 weeks</p> <p><u>Building Size Bands are:</u></p> <ol style="list-style-type: none"> 1. Up to 500m² - single storey structure 2. Greater Than 500m² and up to 1500m² - single storey structure - multiple smaller buildings. 3. Greater Than 1500m² and up to 3000m² - two storey structure - multiple smaller buildings. 4. Greater Than 3000m² - three storey structure - multiple smaller buildings. <p><u>Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Supply, weekly hire and maintenance costs. 3. All costs including but not limited to Overhead, Framework delivery charges and Profits. <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <ol style="list-style-type: none"> a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities. b) Framework delivery charges, including all other costs associated with the Framework requirements. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliance activities. c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses.
Purchase 3D buildings up to £15m	
Total £/m ²	<p>Maximum £/m² to be applied in Project Contract and has four building size bands.</p> <p>£/m² for design and manufacture, delivery, installation (including CDM Fee), for each building size band.</p> <p><u>Building Size Bands are:</u></p> <ol style="list-style-type: none"> 1. Up to 500m² - single storey structure 2. Greater Than 500m² and up to 1500m² - single storey structure - multiple smaller buildings. 3. Greater Than 1500m² and up to 3000m² - two storey

	<p>structure - multiple smaller buildings.</p> <p>4. Greater Than 3000m2 - three storey structure - multiple smaller buildings.</p> <p><u>Further inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Open plan. 3. Entrance and exit including fire escape with associated rams and steps. 4. Standard vinyl flooring 5. Power, including heating 6. CDM regulations - Principal Contractor role. 7. Installation cost based on easy site access with no unforeseen obstacles or obstructions. Cost also includes the supplier assuming Principal Designer and Principal Contractor duties as per CDM 2015 regulations, with associated Health and Safety and coordination responsibilities. <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
<p>Overhead, Profit and Fee Percentages</p>	<p>Maximum percentage additions to be applied in Project Contract and has four call-off Project Contract building size bands.</p> <p><u>Definitions:</u> The definitions relevant to the application of the percentage additions are as follows:</p> <p>NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.</p> <p>NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.</p> <p>JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.</p> <p>JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.</p> <p>PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>“Overhead” includes activities relating to non-site based</p>

	<p>supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements and not covered elsewhere by the Bidder's direct cost of construction, Subcontractor Fee, Designer's Fee, Head Office Overhead or Profit. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliancing activities.</p> <p>c) "Profit" is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>
Hire Single Classroom Building or Double Classroom Building	
<p>One-off Cost Total £/Unit</p> <p>(including OHP)</p>	<p>Maximum One-off cost £/Unit (Unit = single classroom building or double classroom building) to be applied in Project Contract and has three quantity bands.</p> <p>£/Unit for delivery, installation (including CDM Fee), Groundworks and service connection, removal and collection for each area band.</p> <p>Classroom drawings appended to specification.</p> <p><u>Quantity Bands are:</u></p> <ol style="list-style-type: none"> 1. 1 to 5 buildings 2. 6 to 10 buildings 3. Greater than 10 buildings <p><u>Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in drawing "RM6184 Lot 1 Single Classroom, without sinks or WCs.pdf" and "RM6184 Lot 1 Double Classroom, without sinks or WCs.pdf" within Attachment 11. 2. Installation cost based on easy site access with no unforeseen obstacles or obstructions. Cost also includes the supplier assuming Principal Designer and Principal Contractor duties as per CDM 2015 regulations, with associated Health and Safety and coordination responsibilities. 3. Service connections based on power with mains source located within 10m of building perimeter. 4. Surface bearing pad foundations comprising PCC flags onto existing ground bearing surface; max fall across site 0.5m.

	<p>5. All costs including but not limited to Overhead, Framework delivery charges and Profits.</p> <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliance activities.</p> <p>c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses.</p> <p><u>Exclusions:</u></p> <ol style="list-style-type: none"> 1. Planning permission application fee and management. 2. Building control application fee and management. <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
<p>Weekly hire cost - £/m2 per week (including OHP)</p>	<p>Maximum hire costs £/unit per week to be applied in Project Contract and has four hire duration bands and three complexity bands.</p> <p>£/m2 per week for supply, weekly hire cost and maintenance for each building size band.</p> <p><u>Weekly hire bands based on duration of hire:</u></p> <ol style="list-style-type: none"> 1. Hire Duration up to 52 weeks 2. Hire Duration Greater Than 52 weeks and up to 104 weeks 3. Hire Duration Greater Than 104 weeks and up to 156 weeks 4. Hire Duration Greater Than 156 weeks <p><u>Quantity Bands are:</u></p> <ol style="list-style-type: none"> 1. 1 to 5 buildings 2. 6 to 10 buildings 3. Greater than 10 buildings.

	<p><u>Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification and drawings. 2. All costs including but not limited to Overhead, Framework delivery charges and Profits. <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <ol style="list-style-type: none"> a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities. b) Framework delivery charges, including all other costs associated with the Framework requirements. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliance activities. c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses.
<p>Purchase Single Classroom Building or Double Classroom Building</p>	
<p>One-off Cost Total £/Unit</p> <p>(including OHP)</p>	<p>Maximum One-off cost £/Unit (Unit = single classroom building or double classroom building) to be applied in Project Contract and has three quantity bands.</p> <p>£/Unit for supply and installation (including CDM Fee), delivery and groundworks and service connection.</p> <p>Classroom drawings appended to specification.</p> <p><u>Quantity Bands are:</u></p> <ol style="list-style-type: none"> 1. 1 to 5 buildings 2. 6 to 10 buildings 3. Greater than 10 buildings. <p><u>Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in drawing “RM6184 Lot 1 Single Classroom, without sinks or WCs.pdf” and “RM6184 Lot 1 Double Classroom, without sinks or WCs.pdf” within Attachment 11. 2. Installation cost based on easy site access with no unforeseen obstacles or obstructions. Cost also includes the supplier assuming Principal Designer and Principal Contractor duties as per CDM 2015 regulations, with associated Health and Safety and

	<p>coordination responsibilities.</p> <ol style="list-style-type: none"> 3. Service connections based on power with mains source located within 10m of building perimeter. 4. Surface bearing pad foundations comprising PCC flags onto existing ground bearing surface; max fall across site 0.5m. 5. All costs including but not limited to Overhead, Framework delivery charges and Profits. <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <ol style="list-style-type: none"> a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities. b) Framework delivery charges, including all other costs associated with the Framework requirements. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliance activities. c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. <p><u>Exclusions</u></p> <ol style="list-style-type: none"> 1. Planning permission application fee and management. 2. Building control application fee and management. <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
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4.2 Sub-Lot 1.2

Sub-Lot 1.2	
Total £/m2	<p>Maximum £/m2 to be applied in Project Contract and has three building size bands.</p> <p>£/m2 for design and manufacture, delivery, installation (including CDM Fee).</p> <p><u>Building Size:</u></p> <ol style="list-style-type: none"> 1. Building Four storey structure or multiple smaller buildings. <p><u>Further inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Open plan 3. Entrance and exit including fire escape with associated rams and steps 4. Standard vinyl flooring 5. Power, including heating 6. CDM regulations - Principal Contractor role. 7. Installation cost based on easy site access with no unforeseen obstacles or obstructions. Cost also includes the supplier assuming Principal Designer and Principal Contractor duties as per CDM 2015 regulations, with associated Health and Safety and coordination responsibilities. <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
Overhead, Profit and Fee Percentages	<p>Maximum percentage additions to be applied in Project Contract.</p> <p><u>Definitions:</u></p> <p>The definitions relevant to the application of the percentage additions are as follows:</p> <p>NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.</p> <p>NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.</p>

	<p>JCT / SBCC Constructing Excellence: Supplier's Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.</p> <p>JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.</p> <p>PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>PPC2000 Constructor's Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>"Overhead" includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements and not covered elsewhere by the Bidder's direct cost of construction, Subcontractor Fee, Designer's Fee, Head Office Overhead or Profit. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliancing activities.</p> <p>c) "Profit" is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>
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4.3 Sub-Lot 1.3

Sub-Lot 1.3	
Purchase - Total £/m2	<p>Maximum £/m2 to be applied in Project Contract and has three building size bands.</p> <p>£/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band.</p> <p><u>Building Size Bands and Storeys:</u></p> <ol style="list-style-type: none"> 1. Building size up to 3000m2 - single storey structure - multiple smaller buildings. 2. Building Size greater than 3000m2 and up to 7500m2 - two or three storey structure - multiple smaller buildings. 3. Building Size greater than 7500m2 - four storey building or multiple smaller buildings. <p><u>Further inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Open plan. 3. Entrance and exit including fire escape with associated rams and steps. 4. Standard vinyl flooring 5. Power, including heating 6. CDM regulations - Principal Contractor role. 7. Installation cost based on easy site access with no unforeseen obstacles or obstructions. Cost also includes the supplier assuming Principal Designer and Principal Contractor duties as per CDM 2015 regulations, with associated Health and Safety and coordination responsibilities. <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
Purchase - Overhead, Profit and Fee Percentages	<p>Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.</p> <p><u>Fee Definitions:</u></p> <p>The definitions relevant to the application of the percentage additions are as follows:</p> <p>NEC3 direct fee percentage: see NEC3 ECC contract –</p>

	<p>identified term in Contract Data Part 2.</p> <p>NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.</p> <p>JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.</p> <p>JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.</p> <p>PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities. b) Framework delivery charges, including all other costs associated with the Framework requirements and not covered elsewhere by the Bidder's direct cost of construction, Subcontractor Fee, Designer's Fee, Head Office Overhead or Profit. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliancing activities. <p>“Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>
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4.4 Sub-Lot 2.1

Sub-Lot 2.1	
<p>Hire -</p> <p>One-off Cost</p> <p>Total £/m2</p> <p>(including OHP)</p>	<p>Maximum One-off £/m2 to be applied in Project Contract and has three complexity bands.</p> <p>£/m2 for delivery, installation (including CDM Fee), removal and collection based on complexity bands (including OHP).</p> <p><u>Complexity Bands:</u></p> <ol style="list-style-type: none"> 1. <u>Low Complexity:</u> Single phase project or programme, Limited or Partial compliance with Health Building Notes (HBN) and Health Technical Memorandums (HTM). Minimal or no disruption to provision existing site services. Predominantly single use building. Non-clinical space. 2. <u>Medium Complexity:</u> Single / Dual phase project or programme. Partial compliance with HTMs & HBNs. Potential disruption to provision existing site services. Single or Multiple use building. Clinical / Non-clinical space: 50/50 split (or greater towards clinical). 3. <u>High Complexity:</u> Multiple phase project or programme. Absolute compliance with HTMs & HBNs. Significant disruption to provision of existing site services. Multiple use building. Clinical / Non-clinical space: 70/30 split (or greater towards clinical). <p><u>Further Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Open Plan 3. Entrance / Exit including Fire Escape with associated ramps & steps 4. CDM Regulation 2015 Principal Contractor duties 5. Delivery from supplier location to additional client specified site, based on good access to all locations 6. On-site Installation 7. All costs including but not limited to Overhead, Framework delivery charges and Profits. <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of</p>

	<p>Management Information and full participation in alliance activities.</p> <p>c) "Profit" is the % margin the Bidder will achieve after accounting for all costs and expenses.</p> <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
<p>Hire -</p> <p>Weekly hire cost £/m2 per week</p> <p>(including OHP)</p>	<p>Maximum hire costs £/m2 per week to be applied in Project Contract and has four hire duration bands and three complexity bands.</p> <p>£/m2 per week for supply, weekly hire cost and maintenance for each complexity band including OHP.</p> <p><u>Weekly hire bands based on duration of hire:</u></p> <ol style="list-style-type: none"> 1. Hire Duration up to 52 weeks 2. Hire Duration Greater Than 52 weeks and up to 104 weeks 3. Hire Duration Greater Than 104 weeks and up to 156 weeks 4. Hire Duration Greater Than 156 weeks <p><u>Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Supply, weekly hire and maintenance costs. 3. All costs including but not limited to Overhead, Framework delivery charges and Profits. <p>"Overhead" includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <ol style="list-style-type: none"> a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities. b) Framework delivery charges, including all other costs associated with the Framework requirements. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliance

	<p>activities.</p> <p>c) "Profit" is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>
<p>Purchase Total £/m2</p>	<p>Maximum £/m2 to be applied in Project Contract and has three complexity bands.</p> <p>£/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building complexity band.</p> <p><u>Complexity Bands:</u></p> <ol style="list-style-type: none"> 1. <u>Low Complexity:</u> Single phase project or programme, Limited or Partial compliance with Health Building Notes (HBN) and Health Technical Memorandums (HTM). Minimal or no disruption to provision existing site services. Predominantly single use building. Non-clinical space. 2. <u>Medium Complexity:</u> Single / Dual phase project or programme. Partial compliance with HTMs & HBNs. Potential disruption to provision existing site services. Single or Multiple use building. Clinical / Non-clinical space: 50/50 split (or greater towards clinical). 3. <u>High Complexity:</u> Multiple phase project or programme. Absolute compliance with HTMs & HBNs. Significant disruption to provision of existing site services. Multiple use building. Clinical / Non-clinical space: 70/30 split (or greater towards clinical). <p><u>Further Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Open Plan 3. Entrance / Exit including Fire Escape with associated ramps & steps 4. CDM Regulation 2015 Principal Contractor duties 5. Delivery from supplier location to additional client specified site, based on good access to all locations 6. On-site Installation 7. Foundations based on single storey building(s), based on good ground conditions <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems

	<p>3. Mechanical Ventilation 4. Furniture</p>
<p>Purchase - Overhead, Profit and Fee Percentages</p>	<p>Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract complexity bands.</p> <p><u>Definitions:</u> The definitions relevant to the application of the percentage additions are as follows:</p> <p>NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.</p> <p>NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.</p> <p>JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.</p> <p>JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.</p> <p>PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements and not covered elsewhere by the Bidder's direct cost of construction, Subcontractor Fee, Designer's Fee, Head Office Overhead or Profit. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliancing activities.</p> <p>c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>

4.5 Sub-Lot 2.2

Sub-Lot 2.2	
Total £/m2	<p>Maximum £/m2 to be applied in Project Contract and has three complexity bands.</p> <p>£/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building complexity band.</p> <p><u>Complexity Bands:</u></p> <ol style="list-style-type: none"> 1. <u>Low Complexity:</u> Single phase project or programme, Limited or Partial compliance with Health Building Notes (HBN) and Health Technical Memorandums (HTM). Minimal or no disruption to provision existing site services. Predominantly single use building. Non-clinical space. 2. <u>Medium Complexity:</u> Single / Dual phase project or programme. Partial compliance with HTMs & HBNs. Potential disruption to provision existing site services. Single or Multiple use building. Clinical / Non-clinical space: 50/50 split (or greater towards clinical). 3. <u>High Complexity:</u> Multiple phase project or programme. Absolute compliance with HTMs & HBNs. Significant disruption to provision of existing site services. Multiple use building. Clinical / Non-clinical space: 70/30 split (or greater towards clinical). <p><u>Further Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Open Plan 3. Entrance / Exit including Fire Escape with associated ramps & steps 4. CDM Regulation 2015 Principal Contractor duties 5. Delivery from supplier location to additional client specified site, based on good access to all locations 6. On-site Installation <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture

<p>Overhead, Profit and Fee Percentages</p>	<p>Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.</p> <p><u>Definitions:</u> The definitions relevant to the application of the percentage additions are as follows:</p> <p>NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.</p> <p>NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.</p> <p>JCT / SBCC Constructing Excellence: Supplier's Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.</p> <p>JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.</p> <p>PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>PPC2000 Constructor's Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>"Overhead" includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements and not covered elsewhere by the Bidder's direct cost of construction, Subcontractor Fee, Designer's Fee, Head Office Overhead or Profit. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliancing activities.</p> <p>"Profit" is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>
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4.6 Lot 3

Lot 3	
Total £/m2	<p>Maximum £/m2 to be applied in Project Contract and has three building size bands.</p> <p>sert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band.</p> <p><u>Building Size Bands:</u></p> <ol style="list-style-type: none"> 1. Building size up to 3000m2 - multiple smaller residential buildings. 2. Building size greater than 3000m2 and up to 7500m2 - multiple smaller residential buildings. 3. Building size greater than 7500m2 - multiple smaller residential buildings. <p><u>Further Inclusions:</u></p> <ol style="list-style-type: none"> 1. Requirements as stated in the specification. 2. Design & Manufacture of 3D or 2D pre-manufactured home(s) 3. Built to standards defined in Specification - Annex B Lot 3 4. Based on two-storey residential property, to include as a minimum, but not limited to; 3 bedrooms, Kitchen, 2 Wc's, 1 bathroom, living / dining area, small storage. 5. CDM Regulation 2015 Principal Contractor duties 6. Delivery from supplier location to additional client specified site, based on good access to all locations 7. On-site Installation <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture

<p>Overhead, Profit and Fee Percentages</p>	<p>Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.</p> <p><u>Definitions:</u> The definitions relevant to the application of the percentage additions are as follows:</p> <p>NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.</p> <p>NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.</p> <p>JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.</p> <p>JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.</p> <p>PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements and not covered elsewhere by the Bidder's direct cost of construction, Subcontractor Fee, Designer's Fee, Head Office Overhead or Profit. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliancing activities.</p> <p>c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>
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4.7 Sub-Lot 4.1
Sub-Lot 4.2.

Sub-Lot 4.1 & 4.2	
Total £/m2	<p>Maximum £/m2 to be applied in Project Contract and has three building size bands.</p> <p>£/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band.</p> <p><u>Building Size Bands and Storeys:</u></p> <ol style="list-style-type: none"> 1. Building size up to 1500m2 - single storey structure - multiple smaller buildings. 2. Building Size greater than 1500m2 and up to 3500m2 - two storey structure - multiple smaller buildings. 3. Building Size greater than 3500m2 - three storey structure - multiple smaller buildings. <p><u>Further Inclusions:</u></p> <ol style="list-style-type: none"> 1. Based on building standards located within specification and Specification - Annex B Lot 4 2. Pricing per m2 for Men's Category D facility; low risk level requiring low security conditions 3. CDM Regulation 2015 Principal Contractor duties 4. Delivery from supplier location to additional client specified site, based on good access to all locations 5. On-site Installation <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
Overhead, Profit and Fee Percentages	<p>Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.</p> <p><u>Fee Definitions:</u> The definitions relevant to the application of the percentage additions are as follows:</p> <p>NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.</p> <p>NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.</p>

	<p>JCT / SBCC Constructing Excellence: Supplier's Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.</p> <p>JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.</p> <p>PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>PPC2000 Constructor's Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>"Overhead" includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities. b) Framework delivery charges, including all other costs associated with the Framework requirements and not covered elsewhere by the Bidder's direct cost of construction, Subcontractor Fee, Designer's Fee, Head Office Overhead or Profit. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliancing activities. <p>"Profit" is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>
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4.8 Sub-Lot 5.1
Sub-Lot 5.2

Sub-Lot 5.1 & 5.2	
Total £/m2	<p>Maximum £/m2 to be applied in Project Contract and has three building size bands.</p> <p>£/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band.</p> <p><u>Area Bands and Storeys:</u></p> <ol style="list-style-type: none"> 1. Building size up to 1500m2 - single storey structure - multiple smaller buildings. 2. Building Size greater than 1500m2 and up to 3000m2 - two storey structure - multiple smaller buildings. 3. Building Size greater than 3000m2 - three storey structure - multiple smaller buildings. <p><u>Further Inclusions:</u></p> <ol style="list-style-type: none"> 1. Based on building standards located within specification and Annex B Lot 5 2. Pricing per m2 for Single Living Accommodation requirement 3. CDM Regulation 2015 Principal Contractor duties 4. Delivery from supplier location to additional client specified site, based on good access to all locations 5. On-site Installation <p><u>Exclusions (to be priced at Project Contract call-off stage):</u></p> <ol style="list-style-type: none"> 1. Planning Permission Application & Management 2. Building Control Application & Management 3. Groundworks 4. Service Connections <p><u>Exclusions unless stated in Specification - Annex B:</u></p> <ol style="list-style-type: none"> 1. Emergency lighting 2. Fire & Intruder Alarm Systems 3. Mechanical Ventilation 4. Furniture
Overhead, Profit and Fee Percentages	<p>Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.</p> <p><u>Fee Definitions:</u></p> <p>The definitions relevant to the application of the percentage additions are as follows:</p> <p>NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.</p>

	<p>NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.</p> <p>JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.</p> <p>JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.</p> <p>PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.</p> <p>“Overhead” includes activities relating to non-site based supervisory/management and administration activities of the service delivery. It includes, but is not limited to, the following:</p> <p>a) Head office charges; support staff; non-project specific insurance premiums; finance charges; taxation charges; advertising and recruitment costs; sureties and guarantees; property costs; external advisors; marketing; tendering activities.</p> <p>b) Framework delivery charges, including all other costs associated with the Framework requirements and not covered elsewhere by the Bidder's direct cost of construction, Subcontractor Fee, Designer's Fee, Head Office Overhead or Profit. For the avoidance of doubt, it is deemed to include all costs associated with complying with the Framework terms and conditions including, but not limited to, the provision of Management Information and full participation in alliancing activities.</p> <p>“Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses.</p>
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