

Invitation to Tender

Attachment 3b – Price Model and Price Evaluation Guidance

**RM6184** Offsite Construction Solutions

**Contents**

[Introduction](#_heading=h.1fob9te) 3

[Overall Approach](#_heading=h.3znysh7) 3

[Groupings](#_heading=h.tyjcwt) 4

[The Price Model Workbook](#_heading=h.3dy6vkm) 5

[Abnormally Low Tenders](#_heading=h.1t3h5sf) 7

[Instructions for Completion of Price Model Workbook](#_heading=h.s78w0vzbo7u5) 8

[Price Evaluation](#_heading=h.n82iz0lfhpqo) 39

[Introduction to Evaluation Model](#_heading=h.3rdcrjn) 39

[Lot 1, sub-Lot 1.1:](#_heading=h.q21tyc6t0koo) 39

[Lot 1, sub-Lot 1.2:](#_heading=h.bislo9dje4op) 40

[Lot 1, sub-Lot 1.3:](#_heading=h.39k3tuz3f7np) 40

[Lot 2, sub-Lot 2.1:](#_heading=h.yh1gf6mhwdbv) 40

[Lot 2, sub-Lot 2.2:](#_heading=h.jpvs67fbfpbj) 41

[Lot 3:](#_heading=h.tpbzw1bgcwkd) 41

[Lot 4, sub-Lots 4.1 & 4.2:](#_heading=h.gwdth0wqw1kb) 42

[Lot 5, sub-Lots 5.1 & 5.2:](#_heading=h.6ce8nbcmm6po) 43

[Lot 6:](#_heading=h.s4ypq3pfbzhh) 43

[Price Evaluation Process](#_heading=h.lnxbz9) 44

[Evaluation Methodology](#_heading=h.35nkun2) 44

These instructions are applicable for all six (6) Lots of the Offsite Construction Solutions (OCS) Framework Alliance Contract (FAC).

Bidders responding to this tender shall read and fully understand how the price model workbooks are completed and adhere to these instructions on how to complete the price model and how it will be evaluated.

These instructions apply to bidders submitting a tender for one or more Lots either in their own name or as part of a Group of Economic Operators (or consortium).

References to “Client” or “Additional Client(s)” in the CCS OCS Framework Alliance Contract and associated documentation shall be interpreted as meaning “Contracting Authority” for the purposes of the Public Contracts Regulations 2015 (and vice versa).

**Introduction To Price Model Workbook**

## Introduction

* 1. These instructions are provided to assist all bidders in the completion of the price model workbook. Bidders shall also ensure that they read these instructions in conjunction with, and comply with any instruction contained within, the individual price model workbook sheets.
	2. Bidders shall note that 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.

## Overall Approach

* 1. Bidders are required 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. 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.

* 1. 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. See Offsite Construction Solutions Schedule 12 Pricing Fluctuations.
	2. 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.
	3. Lots 1, 2, 3, 4 & 5 are offsite construction Lots and Lot 6 is to improve Thermal Efficiency of existing buildings. Bidders must indicate at the beginning the price model workbook which Lots and sub-Lots they do or do not wish to bid for. The bidder shall complete all necessary cells in Attachment 3a - Price Model Workbook sheets applicable to each Lot/sub-Lot for which it is submitting a bid. These cells are highlighted green. No data shall be entered into cells highlighted red. Any bidder who fails to fully complete a price model workbook sheet for a Lot or sub-Lot for which it is submitting a bid, may be excluded from further participation in the procurement of that Lot or sub-Lot.
	4. The groupings of general construction or specialist operational areas by Lot are provided in paragraph 3 below. The Prices submitted by the bidder within each completed price model workbook sheet will be evaluated in accordance with the methodology relevant to that Lot described within this document.
	5. Weightings, as set out in each price model workbook sheet, will be applied to the Prices submitted during Price evaluation.
	6. 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.

## Groupings

* 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 |
| Lot 6 – Thermal Efficiency Upgrades |
| 6 - Purchase Thermal Efficiency Upgrades | 12. Lot 6 |

* 1. 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 |

## The Price Model Workbook

* 1. The pricing approach described in this document and adopted for Lots 1 – 6 is slightly different for each Lot/sub-Lot and each is described in this guidance document below.
	2. The sheets are protected to ensure that only the required information is provided. Sheets must not be unprotected, copied or amended in any way. Any bidder who unprotects, copies, amends or otherwise modifies the price model workbook in any way may be excluded from further participation in this procurement.
	3. Detailed instructions related to each Lot/sub-Lot are provided below.
	4. A price model workbook is provided which covers all Lots and sub-Lots (in Microsoft Excel format).
	5. The bidder shall refer to the table at paragraph 3.1 above, to determine the relevant sheet(s) within the price model workbook applicable to the Lot(s)/sub-Lot(s) for which it is submitting a tender.
	6. Bidders must comply with all constraints described elsewhere within Attachment 2

– How to Bid when submitting bids for multiple Lots/sub-Lots.

* 1. The price model workbook contains ten (10) sheets, which are described in the table below:-

|  |  |  |
| --- | --- | --- |
| **Tab** | **Sheet Title** | **Description** |
| 1 | Instructions for Completion | The page contains instructions on how to complete the workbook. |
| 2 | 1. ID & Sub-Lot Selection | Bidders shall insert their company/consortium name here as stated within the SQ.Where a particular Lot is subdivided into sub-Lots, the bidders shall indicate which sub-Lots they wish to submit a tender for.**Note:** for Lot 3, the bidder can select to submit pricing for 3D or 2D or both 3D & 2D categories. |
| 3 | 2. Sub-Lot 1.1 | Bidders shall provide the Maximum prices for various components for various building sizesPercentage additions to be applied to stated Project Contract scenarios for various building sizes.Bidders shall provide the Maximum* Hire:
	+ one-off cost £/m2
	+ Weekly hire cost £/m2 per week
* Purchase
	+ One-off cost - £/m2
	+ Overheads, profit and fees percentages
* Hire -
	+ Single Classroom - one-off Cost £/unit
	+ Double Classroom - one-off Cost £/unit
	+ Single Classroom - Weekly Hire Cost £/unit per week.
	+ Double Classroom - Weekly Hire Cost £/unit per week.
* Purchase
	+ Single Classroom - £/unit
	+ Double Classroom - £/unit
 |
| 4 | 3. Sub-Lot 1.2 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each building size.  |
| 5 | 4. Sub-Lot 1.3 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each building size.  |
| 6 | 5. Sub-Lot 2.1 | Bidders shall provide the Maximum one-off hire costs £/m2, weekly £/m2 hire cost, purchase £/m2 and percentage additions to be applied to stated Project Contract scenarios for each complexity level.  |
| 7 | 6. Sub-Lot 2.2 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each complexity level. |
| 8 | 7. Lot 3 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each building size. Prices can be submitted for 3D or 2D or both 3D & 2D. |
| 9 | 8. Sub-Lot 4.1 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each building size. |
| 10 | 9. Sub-Lot 4.2 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each building size. |
| 11 | 10. Sub-Lot 5.1 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each building size. |
| 12 | 11. Sub-Lot 5.2 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each building size. |
| 13 | 12. Lot 6 | Bidders shall provide the Maximum £/m2 and percentage additions to be applied to stated Project Contract scenarios for each building size. |
| 14 | 13. Evaluation Data | Bidders do not complete anything on this sheet.It is provided for information only to show the data to be taken forward for evaluation. |

* 1. Bidders who are submitting a tender for more than one Lot/sub-Lot **must** complete relevant sheets in the price model workbook for each Lot/sub-Lot for which they are submitting a tender.
	2. If a fully completed price model workbook is not submitted by the bidder for each Lot/sub-Lot for which the bidder has submitted a bid, this may be deemed to be a non-compliant bid for the Lot/sub-Lot in question. This may result in the bidder being excluded from further participation in this procurement for that Lot/sub-Lot.
	3. You must upload your completed price model workbook as an attachment to questions PQ1 within the commercial envelope of the eSourcing tool. It should be applicable to each Lot for which you are submitting a bid.

## Abnormally Low Tenders

* 1. Bidders are advised that any tender containing a rate or price that appears abnormally low will be scrutinised. Bidders’ attention is drawn to the requirements of Regulation 69 of the Public Contract Regulations 2015, which permits any tender that is considered abnormally low to be disregarded or rejected.
	2. Any bidder who submits a tender Price that appears abnormally low in relation to other bidders’ tendered Price for any individual price element may be required to explain and/or validate the price or costs proposed in the tender by the Client for that particular price element, as it may be deemed to be abnormally low.
	3. This provision may, at the Client’s discretion as deemed most appropriate, be applied to the aggregated averages of a bidder’s price or to individual price elements of a Lot/sub-Lot.

## Instructions for Completion of Price Model Workbook

* 1. **Sheet - 1. ID & Sub-Lot Selection**

|  |
| --- |
| **All Lots/Sub-Lots** |
| a) Company Name | Enter name of the Bidder |
| b) Selection of Regional Sub-Lots | Complete each of the 11 green boxes by selecting “Y” or “N” from the drop down list in each cell. For Lot 3, you can select “Y 3D” or “Y 2D” or “Y 3D & 2D” or “N”Note: do not leave any cells blank – you must select “Y” or “N” |

* 1. **Sheet - 2. Sub-Lot 1.1**

|  |  |
| --- | --- |
|  | **Sub-Lot 1.1**  |
| **Hire 3D Buildings** |
| One-off CostTotal £/m2 (including OHP) | Maximum One-off £/m2 to be applied in Project Contract and has four building size bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), removal and collection for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Building Size Bands are: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.

Further inclusions: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.
8. All costs including but not limited to Overhead, Framework delivery charges and Profits.

“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: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. Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Weekly hire cost £/m2 per week(including OHP) | Maximum hire costs £/m2 per week to be applied in Project Contract and has four hire duration bands and four building size bands.Insert the required £/m2 per week for supply, weekly hire cost and maintenance for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Weekly hire bands based on duration of hire: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 weeks
4. Hire Duration Greater Than 156 weeks

Building Size Bands are: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.

Inclusions: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**.**

“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: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. Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| **Purchase 3D buildings up to £15m** |
| Total £/m2 | Maximum £/m2 to be applied in Project Contract and has four building size bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Building Size Bands are: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.

Further inclusions: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.

Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract and has four call-off Project Contract building size bands.Insert the required percentage for each building size band in each of the green cells with text “Insert %”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - Section 11 of the Invitation to Tender pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| **Hire Single Classroom Building or Double Classroom Building** |
| One-off CostTotal £/Unit (including OHP) | Maximum One-off cost £/Unit (Unit = single classroom building or double classroom building) to be applied in Project Contract and has three quantity bands.Insert the required £/Unit for design and manufacture, delivery, installation (including CDM Fee), Groundworks and service connection, removal and collection for each area band in each of the green cells with text “Insert £/Unit”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Classroom drawings appended to specification.Quantity Bands are:1. 1 to 5 buildings
2. 6 to 10 buildings
3. Greater than 10 buildings.

Inclusions: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.
5. All costs including but not limited to Overhead, Framework delivery charges and Profits.

“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: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. Exclusions:1. Planning permission application fee and management.
2. Building control application fee and management.

Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Weekly hire cost -  £/m2 per week(including OHP) | Maximum hire costs £/unit per week to be applied in Project Contract and has four hire duration bands and three complexity bands.Insert the required £/m2 per week for supply, weekly hire cost and maintenance for each building size band in each of the green cells with text “Insert £/m2 per week”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Weekly hire bands based on duration of hire: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 weeks
4. Hire Duration Greater Than 156 weeks

Quantity Bands are:1. 1 to 5 buildings
2. 6 to 10 buildings
3. Greater than 10 buildings.

Inclusions:1. Requirements as stated in the specification and drawings.
2. All costs including but not limited to Overhead, Framework delivery charges and Profits**.**

“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: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. Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| **Purchase Single Classroom Building or Double Classroom Building**  |
| One-off CostTotal £/Unit (including OHP) | Maximum One-off cost £/Unit (Unit = single classroom building or double classroom building) to be applied in Project Contract and has three quantity bands.Insert the required £/Unit for supply and installation (including CDM Fee), delivery and groundworks and service connection for each unit in each of the green cells with text “Insert £/Unit”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Classroom drawings appended to specification.Quantity Bands are:1. 1 to 5 buildings
2. 6 to 10 buildings
3. Greater than 10 buildings.

Inclusions: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.
5. All costs including but not limited to Overhead, Framework delivery charges and Profits**.**

“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: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. Exclusions1. Planning permission application fee and management.
2. Building control application fee and management.

Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y” or “N” for this sub-Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this sub-Lot. |

* 1. **Sheet - 3. Sub-Lot 1.2**

|  |  |
| --- | --- |
|  | **Sub-Lot 1.2**  |
| Total £/m2 | Maximum £/m2 to be applied in Project Contract and has three building size bands.Insert the required £/m2 for design and manufacture, delivery,installation (including CDM Fee), for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Building Size:1. Building Four storey structure - multiple smaller buildings.

Further inclusions: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.

Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract.Insert the required percentage in the green cells with text “Insert %”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - Section 11 of the Invitation to Tender pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y” or “N” for this sub-Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this sub-Lot. |

* 1. **Sheet - 4. Sub-Lot 1.3**

|  |  |
| --- | --- |
|  | **Sub-Lot 1.3**  |
| Purchase - Total £/m2 | Maximum £/m2 to be applied in Project Contract and has three building size bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Building Size Bands and Storeys: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.

Further inclusions: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.

Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Purchase - Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.Insert the required percentage for each building size band in each of the green cells with text “Insert %”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Fee Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.“Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - Section 11 of the Invitation to Tender pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y” or “N” for this sub-Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this sub-Lot. |

* 1. **Sheet - 5. Sub-Lot 2.1**

|  |  |
| --- | --- |
|  | **Sub-Lot 2.1**  |
| Hire - One-off CostTotal £/m2 **(including OHP)** | Maximum One-off £/m2 to be applied in Project Contract and has three complexity bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), removal and collection for each complexity band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Complexity Bands:1. Low Complexity: 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. Medium Complexity: 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. High Complexity: 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)

Further Inclusions: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.

“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: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. Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Hire - Weekly hire cost £/m2 per week**(including OHP)** | Maximum hire costs £/m2 per week to be applied in Project Contract and has four hire duration bands and three complexity bands.Insert the required £/m2 per week for supply, weekly hire cost and maintenance for each complexity band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Weekly hire bands based on duration of hire: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 weeks
4. Hire Duration Greater Than 156 weeks

Inclusions: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**.**

“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: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. .Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Purchase Total £/m2 | Maximum £/m2 to be applied in Project Contract and has three complexity bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Complexity Bands:1. Low Complexity: 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. Medium Complexity: 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. High Complexity: 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)

Further Inclusions: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

Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Purchase - Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract complexity bands.Insert the required percentage for each area band in each of the green cells with text “Insert %”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - Section 11 of the Invitation to Tender pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y” or “N” for this sub-Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this sub-Lot. |

* 1. **Sheet - 5. Sub-Lot 2.2**

|  |  |
| --- | --- |
|  | **Sub-Lot 2.2** |
| Total £/m2 | Maximum £/m2 to be applied in Project Contract and has three complexity bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Complexity Bands:1. Low Complexity: 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. Medium Complexity: 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. High Complexity: 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)

Further Inclusions: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

Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.Insert the required percentage for each building size band in each of the green cells with text “Insert %”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.“Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - Section 11 of the Invitation to Tender pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y” or “N” for this sub-Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this sub-Lot. |

* 1. **Sheet - 7. Lot 3**

|  |  |
| --- | --- |
|  | **Lot 3** |
| Total £/m2 | Maximum £/m2 to be applied in Project Contract and has three building size bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.**Note:** Bidder can submit rates for 3D or 2D or both 3D and 2D categories. If a bidder submits both 3D & 2D pricing then both 3D & 2D pricing will be considered as two individual pricing submissions and both will be scored out of 30.Building Size Bands: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.

Further Inclusions: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

Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.Insert the required percentage for each building size band in each of the green cells with text “Insert %”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.c) “Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - Section 11 of the Invitation to Tender pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y 2D”, “Y 3D”, “Yes 3D & 2D” or “N” for this Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this Lot. |

* 1. **Sheet - 8. Sub-Lot 4.1**

**Sheet - 9. Sub-Lot 4.2.**

|  |  |
| --- | --- |
|  | **Sub-Lot 4.1 & 4.2** |
| Total £/m2 | Maximum £/m2 to be applied in Project Contract and has three building size bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Building Size Bands and Storeys: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.

Further Inclusions: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

 Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.Insert the required percentage for each building size band in each of the green cells with text “Insert %”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Fee Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.“Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - About the CCS OCS FAC, Section 11 of bid pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y” or “N” for this sub-Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this sub-Lot. |

* 1. **Sheet - 10. Sub-Lot 5.1**

**Sheet - 11. Sub-Lot 5.2**

|  |  |
| --- | --- |
|  | **Sub-Lot 5.1 & 5.2** |
| Total £/m2 | Maximum £/m2 to be applied in Project Contract and has three building size bands.Insert the required £/m2 for design and manufacture, delivery, installation (including CDM Fee), for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this sub-Lot.Area Bands and Storeys: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.

Further Inclusions: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

 Exclusions (to be priced at Project Contract call-off stage):1. Planning Permission Application & Management
2. Building Control Application & Management
3. Groundworks
4. Service Connections

 Exclusions unless stated in Specification - Annex B:1. Emergency lighting
2. Fire & Intruder Alarm Systems
3. Mechanical Ventilation
4. Furniture

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building size bands.Insert the required percentage for each building size band in each of the green cells with text “Insert %”.Cells for Lot/Sub-Lot which the Bidder has chosen not to tender will be highlighted red, with text “n/a” and must not be changed.Fee Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.“Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - Section 11 of the Invitation to Tender pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y” or “N” for this sub-Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this sub-Lot. |

* 1. **Sheet - 12. Lot 6**

|  |  |
| --- | --- |
|  | **Lot 6** |
| Total £/m2 | Maximum £/m2 to be applied in Project Contract and has three building external surface area bands.Insert the required £/m2 for design and manufacture, delivery, and installation (including CDM Fee) for each building size band in each of the green cells with text “Insert £/m2”.If cells are highlighted red, you have not selected to tender for this Lot.Building External Surface Area Bands and Storeys:1. Building External Surface Area up to 1500m2 - single storey structure - multiple smaller buildings.
2. Building External Surface Area greater than 1500m2 and up to 3000m2 - two storey structure - multiple smaller buildings.
3. Building External Surface Area greater than 3000m2 - three storey structure - multiple smaller buildings.

Inclusions:1. Minimum thermal efficiency (U Values) of the material used should be 0.55 W/m2k for walls and 0.25 W/m2k for roof.
2. Design & Manufacture of 2D premanufactured non-structural system only
3. Based on standards located within specification and specification - Annex B Lot 6
4. Pricing per m2 for thermal retrofit solution to existing infrastructure
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

Exclusions:1. Planning permission application fee and management.
2. Building control application fee and management.

Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. £9.65 should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Overhead, Profit and Fee Percentages | Maximum percentage additions to be applied in Project Contract and has three call-off Project Contract building external surface area bands.Insert the required percentage for each building external surface area band in each of the green cells with text “Insert %”.If cells are highlighted red, you have not selected to tender for this Lot.Fee Definitions:The definitions relevant to the application of the percentage additions are as follows:NEC3 direct fee percentage: see NEC3 ECC contract – identified term in Contract Data Part 2.NEC4 fee percentage: see NEC4 ECC contract – identified term in Contract Data Part 2.JCT / SBCC Constructing Excellence: Supplier’s Margin – see Constructing Excellence contracts: defined term in Section 1 – Definitions and Interpretations.JCT / SBCC Contracts other than Constructing Excellence: overhead and profit shall be as defined below.PPC2000 Central Office Overheads – see PPC2000 contract: defined term in Appendix 1 – Definitions.PPC2000 Constructor’s Profit – see PPC2000 contract: defined term in Appendix 1 – Definitions.“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: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.“Profit” is the % margin the Bidder will achieve after accounting for all costs and expenses. **Note**: copies of the above contract forms have been made available to Bidders - see Attachment 1 - Section 11 of the Invitation to Tender pack.Format Rules:Enter a number between 0 and 100 with maximum 2 decimal places. E.g. 9.65% should be entered as “9.65”Any numbers with 3 or more decimal places will be rounded to 2 decimal places during evaluation and also for any successful Framework Prices. |
| Errors | If you have not selected “Y” or “N” for this Lot on Sheet 1. ID & Sub-Lot selection, the editable cells will be highlighted orange. |
| Weighting and Evaluation | The total of rates and percentages are carried forward to Sheet 13 – Evaluation Data.Each pricing element will be evaluated separately.Each pricing element will have a contribution towards the total available 30% quantitative score for this Lot. |

# Price Evaluation

## Introduction to Evaluation Model

* 1. This section describes how bidders’ Price submissions will be evaluated.
	2. The split between the weightings for Quality and Price in respect of this procurement are set out below:-

Quality: 70%

Price: 30%

* 1. Therefore, 30% of the total weighted score is allocated to the pricing element of each Lot. The Price weighting is further apportioned as follows:

##

## Lot 1, sub-Lot 1.1:

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Hire Buildings - 3D | Average One-off Cost | 5.00 |
| Average Weekly Hire Cost | 5.00 |
| Purchase Buildings - 3D | Average £/m2 | 5.00 |
| Average Overhead, Profit & Fee Additions  | 5.00 |
| Hire Classrooms | Average one-off cost for single classroom | 1.25 |
| Average one-off cost for double classroom | 1.25 |
| Average Weekly Hire cost for single classroom | 1.25 |
| Average Weekly Hire cost for double classroom | 1.25 |
| Purchase Classrooms | Average £/unit for single classroom | 2.5 |
| Average £/unit for double classroom | 2.5 |
|  **TOTAL** | **30%** |

##

## Lot 1, sub-Lot 1.2:

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Purchase Buildings - 3D(15%) | Total £/m2 | 15.00 |
| Overhead, Profit & Fee Percentage(15%) | Overhead, Profit & Fee Percentage | 15.00 |
|  **TOTAL** | **30%** |

## Lot 1, sub-Lot 1.3:

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Purchase Building(15%) | Total £/m2 - Building size up to 3000m2 | 5.00 |
| Total £/m2 - Building Size Greater Than 3000m2 and up to 7500m2 | 5.00 |
| Total £/m2 - Building size Greater Than 7500m2 | 5.00 |
| Overhead, Profit & Fee Percentage (15%) | Building size up to 3000m2 | 5.00 |
| Building Size Greater Than 3000m2 and upto 7500m2 | 5.00 |
| Building size Greater Than 7500m2 | 5.00 |
|  **TOTAL** | **30%** |

## Lot 2, sub-Lot 2.1:

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Hire BuildingOne-off cost(7.5%) | Total £/m2 - Low complexity | 2.50 |
| Total £/m2 - Medium complexity | 2.50 |
| Total £/m2 - High complexity | 2.50 |
| Hire BuildingWeekly Hire Cost(7.5%) | Total £/m2 per week - Low complexity | 2.50 |
| Total £/m2 per week - Medium complexity | 2.50 |
| Total £/m2 per week - High complexity | 2.50 |
| Purchase Building(7.5%) | Total £/m2 - Low complexity | 2.50 |
| Total £/m2 - Medium complexity | 2.50 |
| Total £/m2 - High complexity | 2.50 |
| Overhead, Profit & Fee Percentage (7.5%) | OHP % - Low complexity | 2.50 |
| OHP % - Medium complexity | 2.50 |
| OHP % - High complexity | 2.50 |
|  **TOTAL** | **30%** |

## Lot 2, sub-Lot 2.2:

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Purchase Building(15%) | Total £/m2 - Building size up to 3000m2 | 5.00 |
| Total £/m2 - Building Size Greater Than 3000m2 and upto 7500m2 | 5.00 |
| Total £/m2 - Building size Greater Than 7500m2 | 5.00 |
| Overhead, Profit & Fee Percentage (15%) | OHP % - Building size up to 3000m2 | 5.00 |
| OHP % - Building Size Greater Than 3000m2 and upto 7500m2 | 5.00 |
| OHP % - Building size Greater Than 7500m2 | 5.00 |
|  **TOTAL** | **30%** |

## Lot 3:

**3D**

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Purchase Building - **3**D(15%) | Total £/m2 - Building size up to 3000m2 | 5.00 |
| Total £/m2 - Building Size Greater Than 3000m2 and up to 7500m2 | 5.00 |
| Total £/m2 - Building size Greater Than 7500m2 | 5.00 |
| Overhead, Profit & Fee Percentage - 3D(15%) | OHP % - Building size up to 3000m2 | 5.00 |
| OHP % - Building Size Greater Than 3000m2 and upto 7500m2 | 5.00 |
| OHP % - Building size Greater Than 7500m2 | 5.00 |
|  **TOTAL** | **30%** |

**2D**

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Purchase Building - 2D(15%) | Total £/m2 - Building size up to 3000m2 | 5.00 |
| Total £/m2 - Building Size Greater Than 3000m2 and up to 7500m2 | 5.00 |
| Total £/m2 - Building size Greater Than 7500m2 | 5.00 |
| Overhead, Profit & Fee Percentage - 2D(15%) | OHP % - Building size up to 3000m2 | 5.00 |
| OHP % - Building Size Greater Than 3000m2 and up to 7500m2 | 5.00 |
| OHP % - Building size Greater Than 7500m2 | 5.00 |
|  **TOTAL** | **30%** |

For Lot 3, both 3D and 2D pricing will be treated as individual bids. Each will have a weighting of 30%.

## Lot 4, sub-Lots 4.1 & 4.2:

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Purchase Building(15%) | Total £/m2 - Building size up to 1500m2 | 5.00 |
| Total £/m2 - Building Size Greater Than 1500m2 and up to 3500m2 | 5.00 |
| Total £/m2 - Building size Greater Than 3500m2 | 5.00 |
| Overhead, Profit & Fee Percentage (15%) | OHP % - Building size up to 1500m2 | 5.00 |
| OHP % - Building Size Greater Than 1500m2 and up to 3500m2 | 5.00 |
| OHP % - Building size Greater Than 3500m2 | 5.00 |

## Lot 5, sub-Lots 5.1 & 5.2:

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Purchase Building(15%) | Total £/m2 - Building size up to 1500m2 | 5.00 |
| Total £/m2 - Building Size Greater Than 1500m2 and up to 3000m2 | 5.00 |
| Total £/m2 - Building size Greater Than 3000m2 | 5.00 |
| Overhead, Profit & Fee Percentage (15%) | OHP % - Building size up to 1500m2 | 5.00 |
| OHP % - Building Size Greater Than 1500m2 and up to 3000m2 | 5.00 |
| OHP % - Building size Greater Than 3000m2 | 5.00 |

## Lot 6:

|  |  |  |
| --- | --- | --- |
| **Pricing Sections** | **Pricing Elements / Categories** | **Weighting %** |
| Total £/m2(15%) | Building surface area up to 1500m2 | 5.00 |
| Building surface area Greater Than 1500m2 and up to 3000m2 | 5.00 |
| Building surface area Greater Than 3000m2 | 5.00 |
| Overhead, Profit & Fee Additions (15%) | OHP % - Building surface area up to 1500m2 | 5.00 |
| OHP % - Building surface area Greater Than 1500m2 and up to 3000m2 | 5.00 |
| OHP % - Building surface area Greater Than 3000m2 | 5.00 |
|  **TOTAL** | **30%** |

* 1. Bidders’ Price Scores will be calculated using the combined total scores as defined in 10.3.
	2. Sections 6, 7 and 8 and the price model workbook describe weightings to be applied to individual cost elements and any initial calculations carried out to derive summary data carried forward for evaluation. Sheet 13 - Evaluation Data in the price model workbook shows the summary data to be carried forward for evaluation.
	3. Bidders shall note that all calculations within the price model workbook, in order to arrive at the final data to be transferred for evaluation, are based on rounding calculations to two decimal places.

## Price Evaluation Process

* 1. **Introduction**
		1. The bidder’s data collated within Sheet 13 – Evaluation Data in price model workbook is transferred to the Price Evaluation workbook and evaluated against all other bidders’ submitted tenders for each Lot and/or, where applicable, sub-Lot.
		2. The Client will total all bidders’ scores within the evaluation workbook.
		3. **Bidders are reminded that bids will be assessed against a median threshold in accordance with paragraph 5 Abnormally Low Tenders.**
		4. The general principle of evaluation is that data for each cost element is evaluated using a deviation from the optimal value methodology. For the purposes of evaluation, the optimal value is deemed to be the median value of all valid bids received for that cost element.
		5. The evaluation methodologies are the same for each cost element in each Lot and are described in detail in 11.2 below.

## Evaluation Methodology

8.2.1. Evaluation Data (as collated within Sheet 13 – Evaluation Data in each price model workbook) from all bidders for each Lot/sub-Lot is extracted and evaluated against all other Bidders’ submitted tenders for that Lot/sub-Lot.

8.2.2 The optimal bid value is calculated as the median value of all compliant submitted bids.

8.2.3 The variance of each bid from the optimal bid value is calculated and this is converted to an absolute (i.e. non-negative) value.

8.2.4 **Bids exceeding 50% above or below the median bid are deemed to be uneconomic bids and score 0 for that pricing element/category only.**

8.2.5 The remaining economical bids will have equal weighting applied to the variance. This results in a weighted variance for each bid.

8.2.6 The median bid for each pricing element will score full marks for that pricing element. Remaining economical bids will be scored a reducing score according to their weighted variance from the median bid, in proportion to the bid with maximum variance (which will score 0).

8.2.7 Each bidder’s score will be applied as a percentage to the maximum score for each pricing element to arrive at the pricing element contribution to the maximum total price element score of 30%.

8.2.8 The evaluation methodology is illustrated below with example data (please note that this and the following table are illustrative only to demonstrate the methodology – the data relates to a previous pricing model and is not transferred between):

Example of Methodology - Total £/m2 for building size up to 3000m2 - (Maximum Contribution - 5%)



Note: 1. Bidder 4 (value highlighted yellow) is the median bid.

 2. Optimum value is deemed to be the median of all valid bids received.

 3. Bidder 9 has the biggest variance from the median and scores 0 for this component part.

8.2.9 The individual element score contributions are then collated to arrive at the total price score out of a maximum of 30%. This is illustrated below with example data: