



Construct

# Client Quick Start Guide

BY THE PUBLIC SECTOR  
FOR THE PUBLIC SECTOR



W: [scfconstruct.org.uk](http://scfconstruct.org.uk)

 SCF Frameworks

 @SCFframeworks



Shaping public construction

## About us

SCF Construct is a public sector construction framework, designed to support public sector organisations in the South of the UK with the procurement of construction projects.

With over 14 years experience, we have delivered £7.5 billion worth of combined construction schemes, establishing us as a leading procurement framework.

Our framework is modelled on 'Two Stage Open book' procurement, which makes the procurement process as effective as it can be through early engagement and collaborative working.

Using our framework will give you access to industry leading contractors and consultant partners who have assisted 120 clients. On average we deliver 10% added value on every project, making your investment go further.

Our dedicated Framework Management Team will help make the procurement and project management process simple and easy to manage.

Live and Completed Projects

£7.5bn

% Spend with SME's

85%

Client Satisfaction

94%

On average projects are delivered within

1%

of contract sum

Shaping Public Construction

## OUR SERVICE IS DELIVERED ACROSS THE SOUTHERN REGION IN THREE GEOGRAPHICAL LOTS

### OUR AIM

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

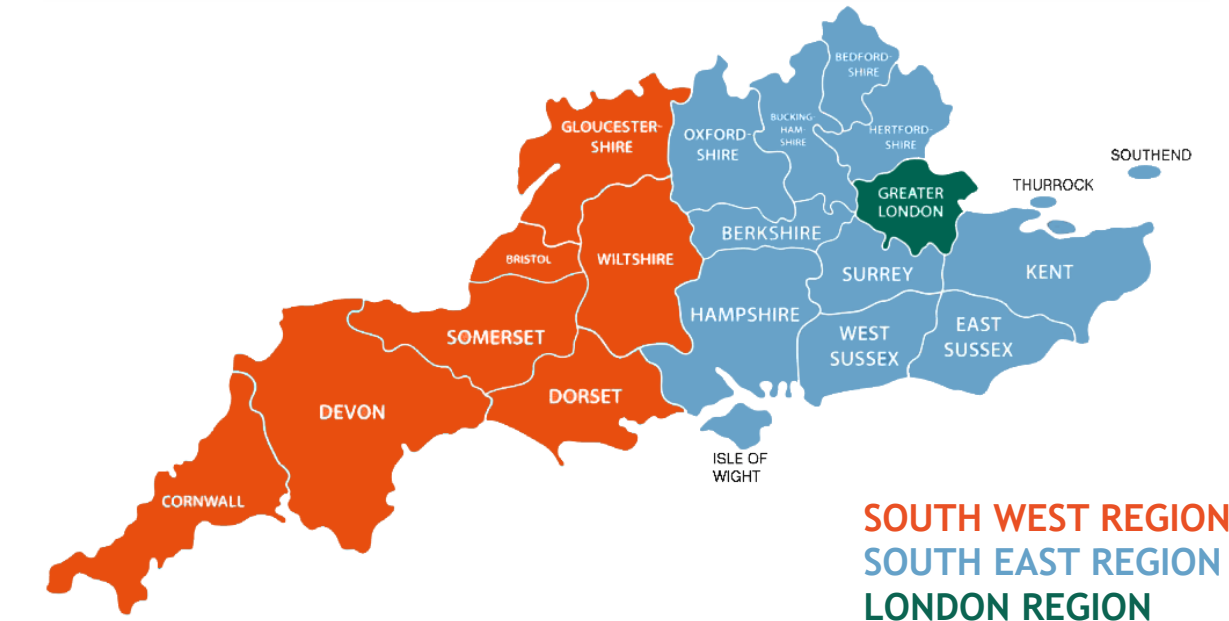
### Our main services include:

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

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

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

### OUR CONTRACTORS



## WE DELIVER

We understand that construction projects can be extremely demanding and time consuming. Our framework has been designed specifically for public sector organisations, and aims to simplify your project experience and help your project reach its full potential.

Regardless of which stage you are at with your project and procurement process, we can help. Our team have a collective of 120 years experience working within the public sector and the industry knowledge to make sure your project has the best possible outcomes.

### New Builds



### Extensions



### Refurbishments



### Fit-outs



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

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

### Contact us:

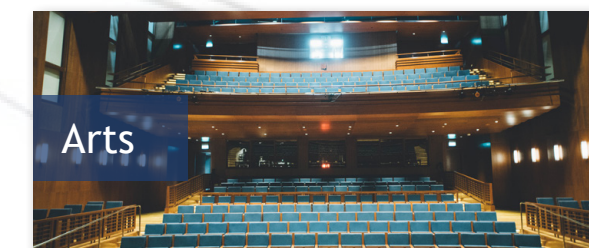
T: 0370 779 0304 (SE/London)

E: [info@scffframeworks.org.uk](mailto:info@scffframeworks.org.uk)

T: 01392 382444 (SW)

W: [scffframeworks.org.uk](http://scffframeworks.org.uk)

## SECTORS INCLUDE



# OUR TYPICAL PROCESS EXPLAINED

As a framework, our role is to make the procurement process for your project as simple and as transparent as possible. Our team offers end to end support, and will manage the whole process on your behalf, working collaboratively with you and our framework contractors. The process map below outlines a typical project, however our process is flexible, allowing us to **create a bespoke solution to satisfy your project requirements.**



No joining fee



No direct charges



Free advice with no obligation

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

## Traditional Contract

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

## Design and Build

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



Engage SCF



Procurement Competition



Appoint preferred contractor



PCSA design and cost development



Contract sum agreed



Construction



### Gateway 1: Procurement Route Agreed

This is where the decision is made by you (contracting authority) as to whether the project is to go ahead via SCF. You will need to sign an SCF user agreement before you appoint a contractor.

### Gateway 2: Confirm Concept

This is where the early engagement takes place between you and the contractor. The contractor ensures that the project will meet your exact requirements.

### Gateway 3: Construction

Construction begins to take place. The contractor updates you with regular progress reports.

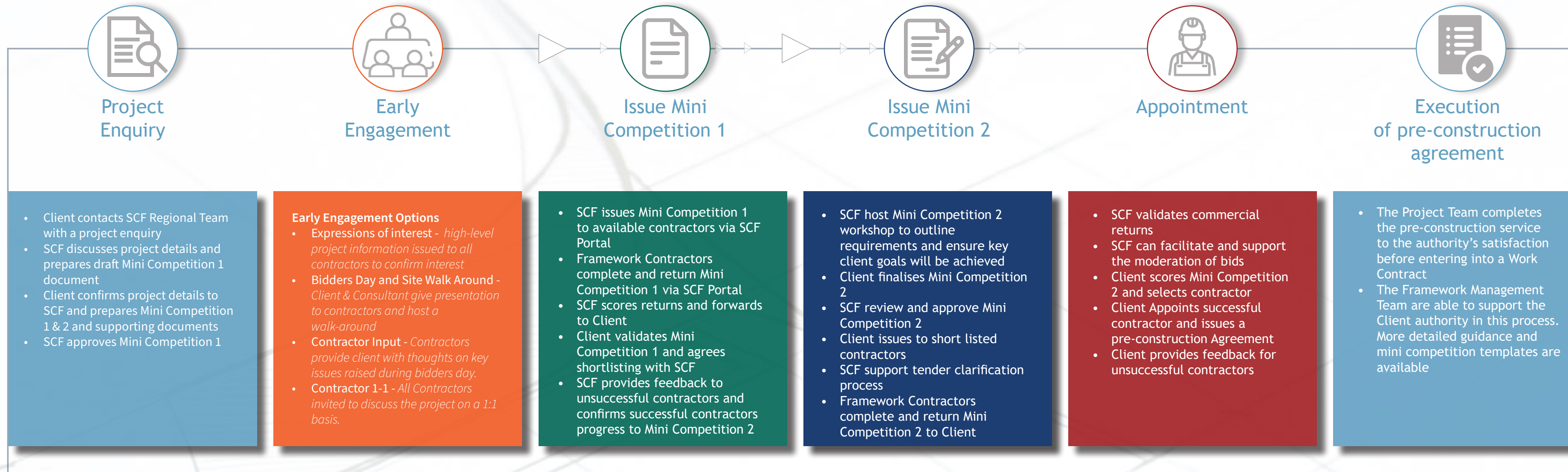
### Gateway 4: Completion

The construction of the building is completed and the handover process begins.

# CONTRACTOR SELECTION PROCESS EXPLAINED

While the standard process below works for the vast majority of clients, we appreciate every project is unique. To find out how we can create a bespoke solution for you, please speak to your [Regional Framework Manager](#).

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



Project Enquiry

- Client contacts SCF Regional Team with a project enquiry
- SCF discusses project details and prepares draft Mini Competition 1 document
- Client confirms project details to SCF and prepares Mini Competition 1 & 2 and supporting documents
- SCF approves Mini Competition 1



Early Engagement

- Early Engagement Options**
- Expressions of interest - *high-level project information issued to all contractors to confirm interest*
  - Bidders Day and Site Walk Around - *Client & Consultant give presentation to contractors and host a walk-around*
  - Contractor Input - *Contractors provide client with thoughts on key issues raised during bidders day.*
  - Contractor 1-1 - *All Contractors invited to discuss the project on a 1:1 basis.*

1 Week



Issue Mini Competition 1

- SCF issues Mini Competition 1 to available contractors via SCF Portal
- Framework Contractors complete and return Mini Competition 1 via SCF Portal
- SCF scores returns and forwards to Client
- Client validates Mini Competition 1 and agrees shortlisting with SCF
- SCF provides feedback to unsuccessful contractors and confirms successful contractors progress to Mini Competition 2

2-6 Weeks



Issue Mini Competition 2

- SCF host Mini Competition 2 workshop to outline requirements and ensure key client goals will be achieved
- Client finalises Mini Competition 2
- SCF review and approve Mini Competition 2
- Client issues to short listed contractors
- SCF support tender clarification process
- Framework Contractors complete and return Mini Competition 2 to Client



Appointment

- SCF validates commercial returns
- SCF can facilitate and support the moderation of bids
- Client scores Mini Competition 2 and selects contractor
- Client Appoints successful contractor and issues a pre-construction Agreement
- Client provides feedback for unsuccessful contractors



Execution of pre-construction agreement

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

## SOCIAL VALUE

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

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

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

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



**82%**  
Average SME spend annually

**420+**  
Training weeks delivered annually

**400+**  
Weeks of work placements annually

## SOCIAL VALUE BENEFITS

- Protecting social outcomes through implementation of the value toolkit
- Client-led bespoke social outcomes for each project
- Mandatory employment and skills plan on all projects
- More opportunities for SMEs, VCSEs, micro and local businesses
- Raising awareness of Mental Health on site
- Scorecards to measure clients and contractors performance in supporting social value

## SOCIAL PARTNERSHIP PORTAL

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

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

SOCIAL PARTNERSHIP  
**PORTAL**  
FOUNDING MEMBER

# ENSURING TRANSPARENCY IN THE SUPPLY CHAIN

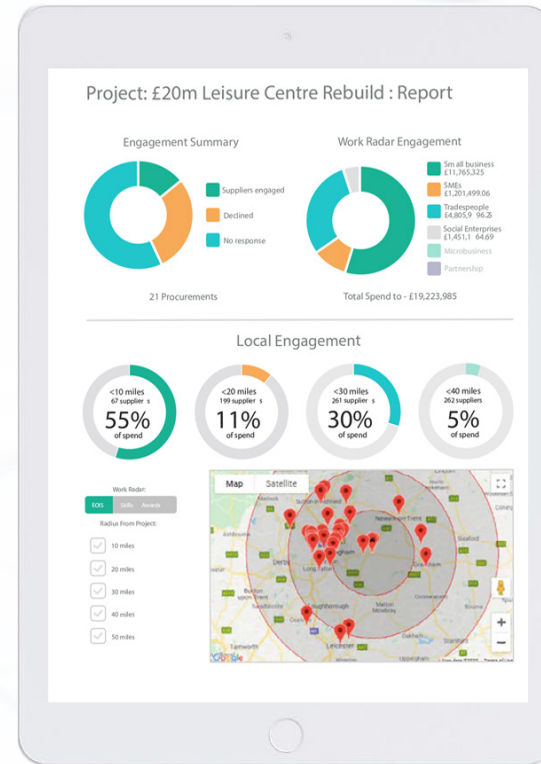
As leaders in Two Stage Open Book procurement, we continue to search and implement new ways to ensure that our contractors work with clients to create a collaborative and transparent project environment.

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

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

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

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



## Benefits of LSC



Greater transparency



Competitive pricing with 25,000 registered suppliers



Increased opportunities for local suppliers and SME's



Real time client team review of package procurement



Engage with specialist suppliers for early advice



Demonstrating best value in procurement

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

## AIM



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

## SAVINGS



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

## TARGETS

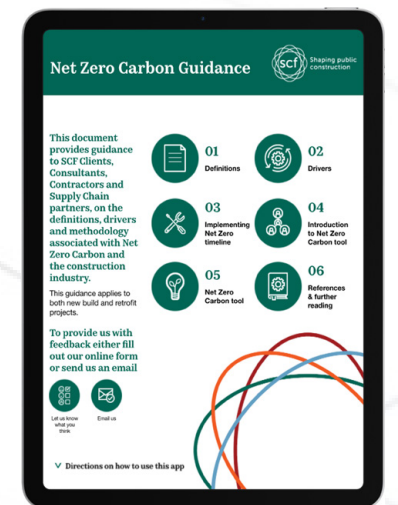


Achieving the ultimate aim of Net Zero Carbon, utilising a full suite of option appraisals reflecting current sustainable technologies.

## Use our SCF Carbon Tool

We are dedicated to helping our clients on their journey to understanding and achieving net zero carbon

We have created a new tool to support our clients and teams involved in the early feasibility stages of developing the built environment. The 'SCF Net Zero Carbon Guidance' provides a host of resources, helping you to understand carbon terminology and learn about 'carbon hierarchy' options to help clients reduce carbon. It is filled with practical suggestions, information on key design stages, subsequent considerations and helpful supporting information.



[Open SCF Carbon Tool](#)

# ADDITIONAL FRAMEWORKS

SCF Frameworks now comprises of three complimentary frameworks:



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



Our Residential Delivery and Development framework provides a tailored framework solution to support residential developments. The framework is available to all Registered Providers in the South of the UK including Local Authorities and Housing Associations. The framework supports a full range of residential construction and development solutions. From quick and easy access to leading local housebuilders, for traditional contract or design and build, to turnkey end-to-end development, construction, and management services, the framework will provide a trustworthy, equitable, and ethical vehicle for delivery.

The framework is structured to suit a wide range of projects, with larger value projects delivered in regional lots, and smaller value areas split sub-regionally, focussing on local delivery. Construction, development, or a combination of both, can be called off from the framework.

Using SCF Residential gives you instant access to industry leading contractors & developers who will help improve the predictability of project cost, time and quality performance. You will also benefit from our end to end support (dedicated Framework Manager per project), which features throughout all stages of the procurement process, leading through to handover & aftercare.



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

We offer high-quality, multi-disciplinary consultant services with rapid speed to market, nationally rebased rates, proven delivery partners and their supply chains with sustainability at the core of its purpose.

The consultant framework can be used by any public sector organisation in the South of England. Utilising the established Two Stage Open Book process, SCF Frameworks achieve true transparency in procurement and a complete solution for the delivery of key public sector works.

## Consultant Partners



For more information about SCF Consult, please contact:

Emma.Bull@devon.gov.uk  
South West

Alex.Nelhams@hants.gov.uk  
South East & London

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



Project and Programme Management



Design Management



Commercial and Cost Management



Asset Strategy and Estates Management



Place making, planning and developing



Compliance



Facilities Management



Valuation, Land Acquisition and Disposals



# WHY SCF

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

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

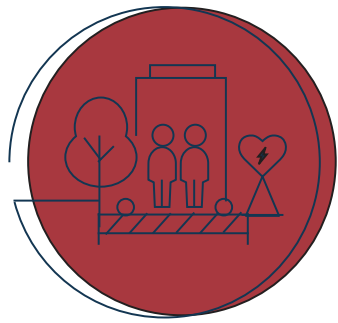
Our dedicated framework management team are always available to provide client support and guidance.

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



## Fair.

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



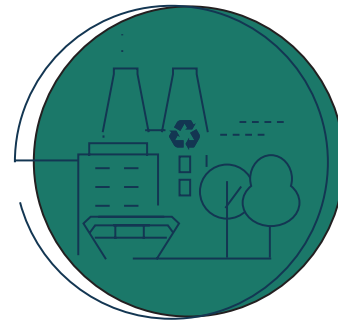
## Safe.

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



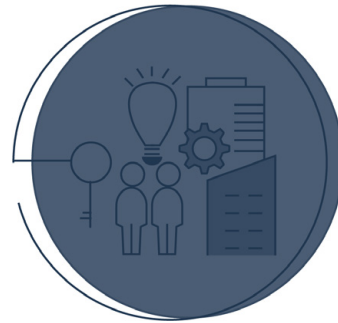
## Legacy.

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



## Sustainable.

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



## Aftercare.

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

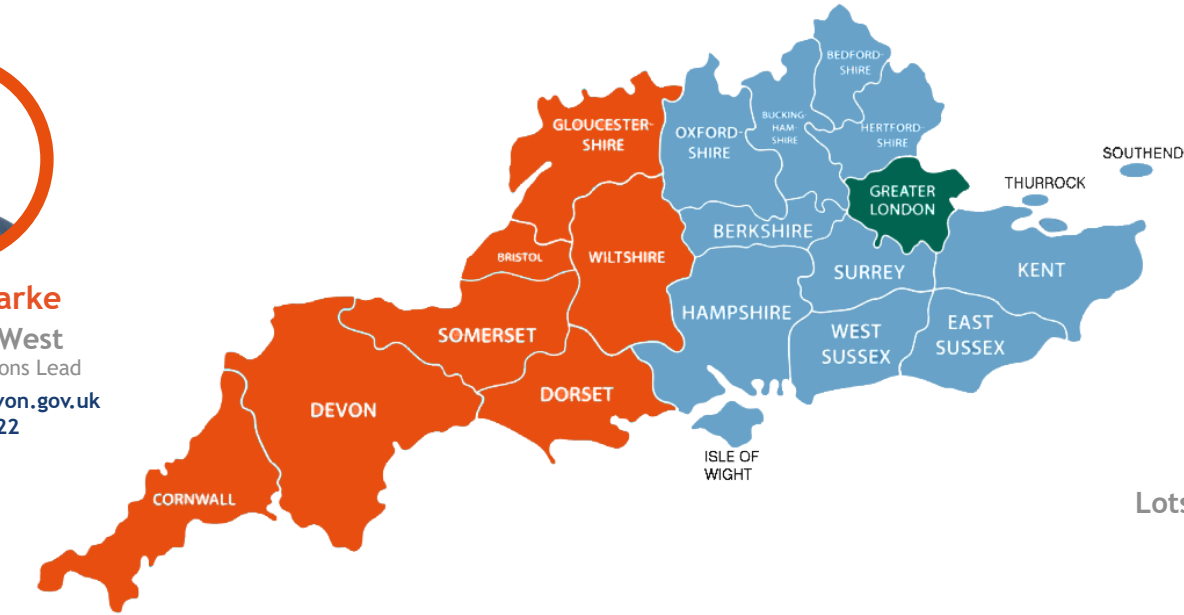
# LET US SUPPORT YOU WITH YOUR CONSTRUCTION PROJECT

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

For general enquiries, please email [info@scfframeworks.org.uk](mailto:info@scfframeworks.org.uk) or speak directly to your [Regional Framework Manager](#) and find out how we can support your project.



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### Other SCF services

SCF Frameworks now comprises of three complementary frameworks, SCF Construct, SCF Consult and SCF Residential. The introduction of these additional frameworks allow you to have all aspects of your construction requirements overlooked by SCF Frameworks, providing a transparent and seamless customer experience.

We continuously strive to improve our offer to the public sector, working closely with our framework users, contractors and consultants to ensure frameworks are fit for purpose and deliver demonstrable benefits to the public sector. For more information about using any of our services, please get in touch.

### Follow us:



### Contact us:

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