



Hertfordshire
Growth Board

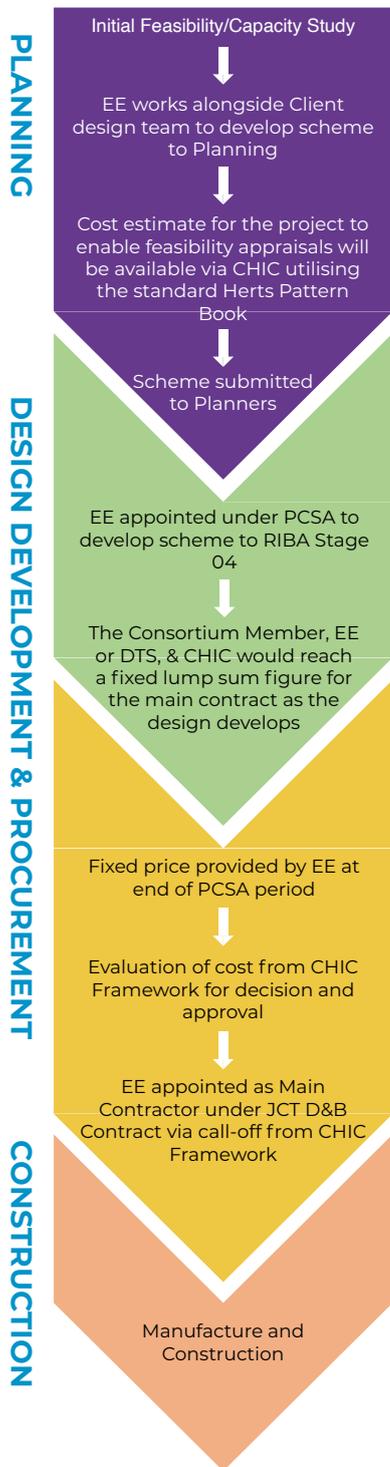
Hertfordshire Offsite Manufacture

Factsheet 5

27.05.2022

Factsheet 5: OSM in Hertfordshire

Option 1 - Direct appointment / negotiated (EE only)



NOTES

Consortium Member to sign up to the CHIC consortium.

In order to secure a planning consent that can be efficiently delivered using Modular/Volumetric, including de-risking any buildability and logistics issues, supplier to provide advice to pre-planning design team to ensure this achieved prior to submission of Planning Application.

EE supplier to be appointed under a pre-construction services agreement (PCSA), which will essentially be a negotiation between the Consortium member and EE to reach a fixed lump sum figure for the main contract as the design develops under the PCSA.

CHIC to facilitate the fixing of the price & the formalisation of the appointment to the contract.

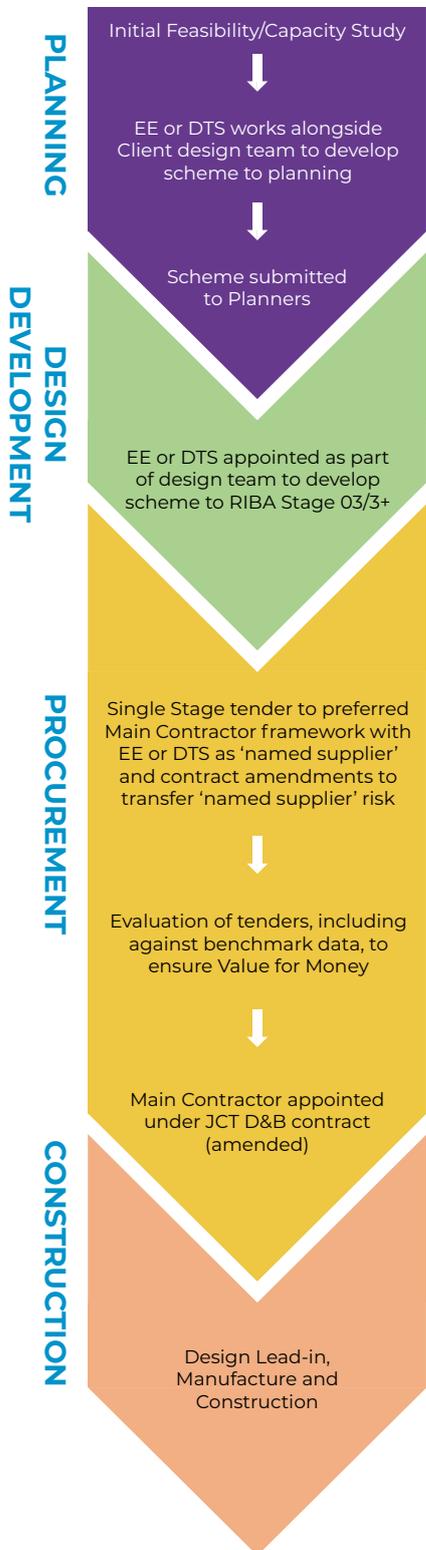
The fixed price provided by EE at the end of the PCSA period to be evaluated against the rates provided by EE for the CHIC Framework to ensure they align with the rates committed to, factoring in any site abnormalities.

Employer to ensure the following is in place:

- **Bond** for "Listed Items" so Employer can recover the amount it has paid to the EE for OSM goods/components.
- **Insurances:** Ensure EE has adequate insurance cover for damage to the OSM goods/components in storage or transit.
- **Ownership:** Ensure title of the OSM goods/components passes to Employer following payment, not delivery to site. ("VEAT Notice)
- **Quality control:** Ensure there is provision to allow the Employer, Employer's Agent and CoWs to visit the factory and agreed intervals to inspect quality and progress during the manufacturing process.

Factsheet 5: OSM in Hertfordshire

Option 2 - Single Stage Design & Build



NOTES

In order to secure a planning consent that can be efficiently delivered using OSM, including de-risking any buildability and logistics issues, supplier to provide advice to pre-planning design team to ensure this achieved prior to submission of Planning Application.

OSM supplier to be formally appointed as part of the design team to develop the design sufficiently for tender for a fixed price to be provided by a Main Contractor (Design & Build).

The Consortium member to use their own or other accessible Main Contractor Frameworks to select a Main Contractor, with EE or DTS as a 'Named Sub-Contractor/Supplier' in the tender and subsequent Contract Documents.

Schedule of amendments to the JCT DB2016 contract or ensure appropriate risk transfer in respect to 'Named Sub-Contractors' (Supplemental Provision 1).

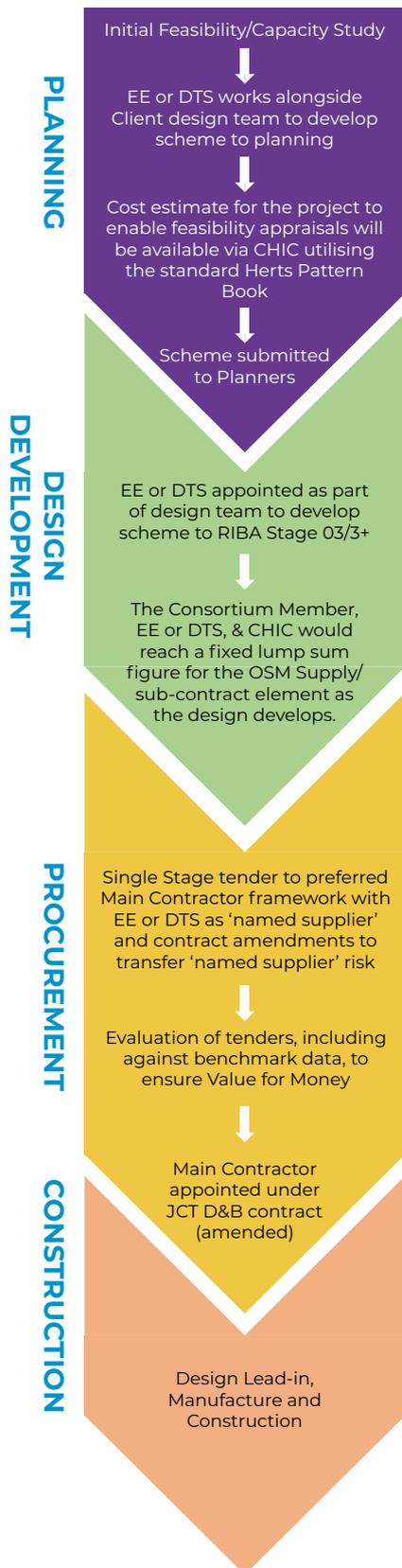
Refer to separate presentation on 'Implication of naming OSM Sub-contractors' with regards to amendments that will need to be considered.

Employer to ensure the following is in place:

- **Bond** for "Listed Items" so Employer can recover the amount it has paid to the Contractor for OSM goods/components.
- **Insurances:** Ensure Contractor has adequate insurance cover for damage to the OSM goods/components in storage or transit.
- **Ownership:** Ensure title of the OSM goods/components passes to Employer following payment, not delivery to site. ('VEAT Notice)
- **Quality control:** Ensure there is provision to allow the Employer, Employer's Agent and CoWs to visit the factory and agreed intervals to inspect quality and progress during the manufacturing process.

Factsheet 5: OSM in Hertfordshire

Option 3 - Single Stage Design & Build (CHIC)



NOTES

Consortium Member to sign up to the CHIC consortium.

In order to secure a planning consent that can be efficiently delivered using OSM, including de-risking any buildability and logistics issues, supplier to provide advice to pre-planning design team to ensure this achieved prior to submission of Planning Application.

OSM supplier to be formally appointed as part of the design team to develop the design sufficiently for tender for a fixed price to be provided by a Main Contractor (Design & Build).

CHIC to facilitate the fixing of the price for the OSM supply/sub-contract element for inclusion in tender documents.

The Consortium member to use their own or other accessible Main Contractor Frameworks to select a Main Contractor, with EE or DTS as a 'Named Sub-Contractor/Supplier' in the tender and subsequent Contract Documents.

Schedule of amendments to the JCT DB2016 contract or ensure appropriate risk transfer in respect to 'Named Sub-Contractors' (Supplemental Provision 1).

Refer to separate presentation on 'Implication of naming OSM Sub-contractors' with regards to amendments that will need to be considered.

Employer to ensure the following is in place:

- **Bond** for "Listed Items" so Employer can recover the amount it has paid to the Contractor for OSM goods/components.
- **Insurances:** Ensure Contractor has adequate insurance cover for damage to the OSM goods/components in storage or transit.
- **Ownership:** Ensure title of the OSM goods/components passes to Employer following payment, not delivery to site. ('VEAT Notice)
- **Quality control:** Ensure there is provision to allow the Employer, Employer's Agent and CoWs to visit the factory and agreed intervals to inspect quality and progress during the manufacturing process.