



MMC Optioneering Matrix Assessment Criteria

The table below is an explanation of the 12 criteria listed across the top of the Assessment Matrix in the handouts. The criteria are the same for the primary structure and component assessments. The answer in each case should be a simple yes or no, which is then scored as 1 for yes and 0 for no. However, if there is any uncertainty this can be scored as 0.5 for 'maybe' or 'not sure'.

Assessment Criteria	Explanatory Comment
1. Design Integrity	Can/Will prefabrication satisfy client & design team objectives & aspirations?
2. Potential Flexibility	Can/Will prefabrication allow future change of use and/or simple reconfiguration? Can the component, product or assembly be easily refurbished?
3. Carbon Reduction	Can/Will prefabrication reduce the carbon footprint?
4. Statutory Compliance	Can/Will prefabrication meet statutory requirements & comply with extant regulations?
5. Suitability	Is prefabrication appropriate for the building type, space and functional requirements?
6. Cost Certainty	Can/Will prefabrication help achieve cost certainty & reduce variations?
7. Critical Path & Programme	Can/Will prefabrication simplify the critical path, reduce overall timescales & increase the probability of completion on programme?
8. Sequencing & Complexity	Can/Will sequencing be simplified and trade interface issues be reduced or eliminated by prefabrication?
9. Supply Chain Capacity	Does the supply chain have the capacity to manufacture & deliver this element within the required timescale?
10. Offsite Logistics	Can/Will prefabrication resolve delivery access & other offsite constraints?
11. Nuisance Reduction	Can/Will prefabrication minimise on-site dust, noise, vibration and & other site related sources of annoyance & irritation?
12. Site Operations & Logistics	Can/Will prefabrication resolve local labour shortages and other on-site constraints?

