

**EPPING FOREST DISTRICT COUNCIL
PACKAGE E - TENDER REPORT
NOVEMBER 2016**

New Build Housing at

**Land at Bluemans End,
North Weald, Essex CM16 6HD**

For

East Regen Limited

and

**Epping Forest District Council
Phase 3, Contract E**

Our Ref: IJC/sw/612.079
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Pellings 

BLUEMANS END, NORTH WEALD, ESSEX CM16 6HD
TENDER REPORT 24TH NOVEMBER 2016

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1.0 INTRODUCTIONS

- 1.1. The scheme is for the design and construction of four houses on land at Bluemans End, North Weald, Essex CM16 6HD, part of the Epping Forest District Council New Build Housing Programme, Phase 3.
- 1.2. The existing site comprises of a largely disused garage site within an area of residential accommodation, accessed via Bluemans End Estate Road.
- 1.3. The scheme has the benefit of planning consent reference EPF/1527/15 dated 9th December 2015 inclusive of 18 conditions and 1 informative.

2.0 TENDERS ISSUED

- 2.1 In accordance with the agreed procurement route, tender documents were prepared for a design and build contract to provide the new accommodation on the site. Tenders were based on the technical brief and the requirements as previously agreed with EFDC and ETG, and include for works of services, infrastructure, hard and soft landscaping.
- 2.2 Appendices to the tender documents include the planning consent, previously undertaken utility searches, asbestos surveys on the existing site and other relevant information, to enable contractors to provide a Firm Tender Price.
- 2.3 Tenders were invited on a price and quality split basis being 60% price, 40% quality, with 5 quality questions included within the tender documents, together with explanatory notes on how quality answers would be scored and evaluated.
- 2.4 After discussion with the client group, a list of 4 contractors were selected for this scheme, all as noted below, with a tender issue date of 23rd September 2016 and a tender return date of 4th November 2016.
- 2.5 During the tender period, 3 tender addenda were issued as follows:
 - i) Confirmation of the internal door finish and issue of the formal Form of Tender
 - ii) Confirmation of possession and completion dates
 - iii) Confirmation relating to consented scheme drawings
- 2.6 The Pre Tender Estimate was confirmed as £684,000.00 within Pellings LLP's email of 5th January 2016.

3.0 TENDERS RECEIVED

3.1 Tenders were received as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
PA Finlay	£818,122.76	No	52 calendar weeks
TSG	£725,366.18	Yes	36 calendar weeks
Denmark & White	£809,864.99	Yes	58 calendar weeks
Amber Construction	No tender		

3.2 Each Contractor prepared and issued a completed Contract Sum Analysis. These have been checked and are confirmed as arithmetically correct. A comparison of the figures is included at Appendix B.

3.3 An assessment of the quality submissions has been undertaken by Pellings LLP, East Regen and Epping Forest District Council. The tabulated scoring of each Contractor for each question is included at Appendix A. For evaluation purposes, an average of the score of the 3 parties assessing the quality submissions has been undertaken.

4.0 ANALYSIS OF TENDERS

4.1 Tenders were evaluated and the following matters noted:

4.2 PA Finlay:

4.2.1 Price and Qualifications

There were a number of clarifications and statements made with the PA Finlay tender. These included the following:

- They appear to have stated the incorrect Form of Contract in their summary, making reference to a Design and Build Contract, whereas the project is traditionally procured.
- They have provided a Contract Sum Analysis rather than a priced Schedule of Works.
- They have included design fees.
- Works for statutory authorities and services connections are Provisional Sums.
- They have included what appears to be a draft progress report, but there are discrepant references in this report, e.g. to Code for Sustainable Homes Level 3 and 24 planning conditions which are incorrect for this scheme.
- There are a number of price qualifications including no price for removal of contamination, but a suggestion of an additional figure that should be added.

4.2.2 Quality Responses

No quality responses were received from PA Finlay.

4.3 TSG:

4.3.1 Price and Qualifications

The tender from TSG was found to be arithmetically correct. There were a number of qualifications and clarifications included within the tender offer, including some Provisional Sums. The clarifications have been subject to post-tender correspondence included at Appendix C, which has resulted in costs being provided as Firm Fixed Costs, but with an uplift of the tender sum to £753,034.23, an additional £27,668.05.

Provisional Sums remaining within the offer from TSG include £2,000 for Clause 6.5.1 insurance and client Provisional Sums only.

4.3.2 Quality Responses

Quality responses have been appraised by Pellings LLP, East Thames Group and Epping Forest District Council. Scoring is tabulated at Appendix A.

4.4 Denmark & White:

4.4.1 Price and Qualifications

A Contract Sum Analysis (CSA) has been provided, but not in the format contained within the tender. There are no clarifications or qualifications as part of the Denmark & White tender, other than the price for services being provided as a Provisional Sum. During post-tender correspondence, this has been confirmed as a Fixed Price.

4.4.2 Quality Responses

Quality responses have been appraised by Pellings LLP, East Thames Group and Epping Forest District Council. Scoring is tabulated at Appendix A.

4.5 Amber Construction:

4.5.1 No tender was received from Amber Construction.

5.0 LEGISLATION

5.1 Planning Consent

The scheme has achieved planning consent, reference EPF/1527/15 dated 9th December 2015 inclusive of 18 conditions and 1 informative. As part of the building contract conditions, it will be the Contractor's responsibility to discharge all conditions and informatives to the satisfaction of the Local Planning Authority.

5.2 Building Control

The scheme will need to meet the requirements of current Building Regulation standards. The Contractor will need to complete design and construct the works in accordance with such standards and achieve Building Control certification and discharge of any conditions at completion.

5.3 CDM Regulations 2015

The scheme will be subject to all of the CDM Regulations 2015. Pellings LLP are appointed as Principal Designers under the Regulations, and have prepared Pre Construction Health & Safety information, which has been included within the tender documentation. The successful Contractor will be appointed as Principal Contractor under the Regulations and will be responsible for preparing and maintaining a Construction Phase Plan, and which will be required to be approved by the Principal Designer prior to any works commencing on site.

The Principal Designer will prepare and issue HSE Form F10 at the appropriate time prior to works commencing.

5.4 Utilities

The works will be required to meet all of the requirements of the statutory utilities and statutory undertakers.


6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 Financial and quality submissions from each of the tenderers has been appraised with the outcome that the most economically advantageous tender has been received from TSG.
- 6.2 Further to post-tender clarifications and responses, TSG have withdrawn any previous clarifications or proposed Contractor Provisional Sums and subject to expenditure of client Provisional Sums and Clause 6.5.1 Insurance, have now confirmed a Fixed Price tender for completion of the works.
- 6.3 We confirm that the uplifted tender sum of £753,034.23 has been used in terms of the price/quality evaluation scoring.
- 6.4 We therefore recommend acceptance of the tender from TSG in the contract sum of £753,034.23 and with a proposed contract period of 36 calendar weeks.

Signed.....

Date 24th November 2016

On behalf of: PELLINGS LLP

Countersigned
(Pellings authorised signatory)

Date 24th November 2016

**Appendix A
Quality Assessments**

LAND AT BLUEMANS END, NORTH WEALD, ESSEX CM16 6HD - CONTRACT E
TENDER REPORT 24TH NOVEMBER 2016
APPENDIX A – QUALITATIVE ASSESSMENT

PRICE/QUALITY EVALUATION

Price Scores

		Score (Max 60%)
PA Finlay	£818,122.76	55.23%
TSG	£753,034.23 *	60.00%
Denmark & White	£809,864.99	55.79%

* Uplifted further to post-tender correspondence

Quality Scores

		Denmark & White		TSG		PA Finlay	
		Out of 10	Weighted	Out of 10	Weighted	Out of 10	Weighted
Q1 weighting 12/40	PLL	5	6.0	2	2.4	0	
	ETG	9	7.2	5	6.0	0	
	EFDC	8	9.6	7	8.4	0	
Average Weighted			7.6	5.6		0	
Q2 weighting 12/40	PLL	6	7.2	4	4.8	0	
	ETG	7	8.4	8	9.6	0	
	EFDC	5	6.0	5	6.0	0	
Average Weighted			7.2	6.8		0	
Q3 weighting 8/40	PLL	4	3.2	3	2.4	0	
	ETG	4	3.2	5	4.0	0	
	EFDC	5	4.0	6	4.8	0	
Average Weighted			3.5	3.7		0	
Q4 weighting 4/40	PLL	5	2.0	3	1.2	0	
	ETG	6	2.4	6	2.4	0	
	EFDC	8	3.2	8	3.2	0	
Average Weighted			2.5	2.3		0	
Q5 weighting 4/40	PLL	5	2.0	6	2.4	0	
	ETG	6	2.4	5	2.0	0	
	EFDC	8	3.2	8	3.2	0	
Average Weighted			2.5	2.5		0	

Summary	Price	Quality (Total Average Weighted)	Total	Rank
PA Finlay	55.23%	0	55.23	3
TSG	60.00%	20.9	80.90	1
Denmark & White	55.79%	23.3	79.09	2

Appendix B
Comparison of Contract Sum Analysis

Comparison of CSAs (rev)

Phase 3 Contract E, Bluemans End, North Weald, Essex CM16 6HD - Contract Sum Analysis

The Contractor is required to provide a fully detailed Contract Sum Analysis using the template below to carry out the works shown, stated, and/or implied by the Tender Documentation. Each cell must be completed. If any item is not applicable, the Contractor should state "not applicable".

Any cell / item left blank will be deemed to be included unless otherwise stated.

Any additional items required to provide a full firm fixed prices for the items shown, stated or implied by the tender documents not specifically set out in the Contract Sum Analysis shall be allowed for at the end of each section or at the end of the section as a whole in the places indicated.

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
0	Facilitating Works			
0.1	Toxic/Hazardous/Contaminated Material Treatment			
0.1.1	Toxic/Hazardous Material Removal		exc	
0.1.2	Contaminated Land		2,000.00	
0.1.3	Eradication of Plant Growth/Invasive Species		exc	
0.2	Major Demolition Work			
0.2.1	Demolition Works			
0.2.2	Removal of any structures / existing foundations etc.		17,652.00	
0.2.3	Asbestos Removal		inc	
0.2.4	UXO monitoring		exc	
0.2.5	Temporary works		exc	
0.2.6	Tree removal		exc	
0.3	Other Items			
0.3.1	Other (Contractor to State)			
	Sub-Total		19,652.00	
1	Substructure			
1.1	Substructure		25,061.25	
1.1.1	Basement		exc	
1.1.2	Foundations		inc	
1.1.3	Specialist Foundations		exc	
1.1.4	Lowest Floor Construction		6,778.75	
1.2	Other Items			
1.2.1	Other (Contractor to State)			
	Sub-Total	85,595.74	31,840.00	
2	Superstructure			
2.1	Frame			
2.2	Upper Floors			
2.2.1	Floors		15,955.09	
2.2.2	Balconies—Private		4,880.00	
2.2.3	Balconies—Communal		exc	
2.2.4	Drainage to Balconies—Private		exc	
2.2.5	Drainage to Balconies—Communal		exc	
2.3	Roof			
2.3.1	Roof Structure		20,600.45	
2.3.2	Roof Coverings		33,157.23	
2.3.3	Specialist Roof Systems		inc	
2.3.4	Roof Drainage		inc	
2.3.5	Roof Lights, Skylights and Openings		exc	
2.3.6	Roof Features		exc	
2.3.7	Mansafe Systems		exc	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
2.3.8	Access Ladders / Systems		exc	
2.3.9	Parapets		exc	
2.4	Stairs and ramps			
2.4.1	Stairs/Ramp Structures		6,066.71	
2.4.2	Stair/Ramp Finishes		inc	
2.4.3	Stair/Ramp Balustrades and Handrails		inc	
2.4.4	Ladders/Chutes/Slides		exc	
2.5	External Walls		68,547.15	
2.5.1	Retaining Walls		exc	
2.5.2	External Enclosing Walls above ground level		inc	
2.5.3	External Enclosing Walls below ground level		inc	
2.5.4	Solar/Rain-Screening		exc	
2.5.5	External Soffits			
2.5.6	Subsidiary Walls and Balustrades and Proprietary Balconies		exc	
2.5.7	Façade Access/Cleaning Systems		exc	
2.6	Windows and External Doors			
2.6.1	External Windows		21,485.57	
2.6.2	External Doors		3,986.26	
2.7	Internal Walls and Partitions			
2.7.1	Walls and Partitions		35,212.61	
2.7.2	Balustrades and Handrails		inc	
2.8	Internal Doors			
2.8.1	Internal Doors		11,575.50	
2.9	Other Items			
2.9.1	Other (Contractor to State)			
	Sub-Total	387,387.00	221,466.57	
3	Internal Finishes			
3.1	Wall Finishes			
3.1.1	2 Coat Plaster		inc	
3.1.2	Skim Coat Plaster		inc	
3.1.3	Ceramic Tiling		3,230.00	
3.1.4	Decorations		6,112.50	
3.2	Floor Finishes			
3.2.1	Barrier Matting		exc	
3.2.2	Carpet		exc	
3.2.3	Vinyl Tiles		exc	
3.2.4	Sheet Vinyl		2,012.00	
3.2.5	Ceramic Tiling		exc	
3.3	Ceiling Finishes			
3.3.1	Finishes to Ceilings		12,007.07	
3.3.2	False Ceilings		exc	
3.3.3	Demountable Suspended Ceilings		exc	
3.4	Other Items			
3.4.1	Other (Contractor to State)		6,451.54	
	Sub-Total		29,813.11	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
4	Fittings Furnishings and Equipment			
4.1	Fittings Furnishings and Equipment			
4.1.1	General Fittings, Furnishings and Equipment		1,788.23	
4.1.2	Domestic Kitchen Fittings and Equipment		10,012.17	
4.1.3	White Goods		exc	
4.1.4	Special Purpose Fittings, Furnishings and Equipment		exc	
4.1.5	Signs / Notices		exc	
4.2	Other Items			
4.2.1	Other (Contractor to State)			
	Sub-Total		11,800.40	
5	Services			
5.1	Sanitary Installations			
5.1.1	Sanitary Appliances		4,063.84	
5.1.2	Sanitary Ancillaries		inc	
5.2	Services Equipment		51,500.00	
5.3	Disposal Installations			
5.3.1	Foul Drainage above ground		inc	
5.3.2	Chemical, Toxic and Industrial Liquid Waste Drainage		exc	
5.3.3	Refuse Disposal		exc	
5.4	Water Installations			
5.4.1	Mains Water Supply		inc	
5.4.2	Cold Water Distribution		inc	
5.4.3	Hot Water Distribution		inc	
5.4.4	Local Hot Water Distribution		inc	
5.4.5	Steam and condensate Distribution		exc	
5.5	Heat Source			
5.6	Space Heating and Air Conditioning			
5.6.1	Central Heating		inc	
5.6.2	Local Heating		exc	
5.6.3	Central Cooling		exc	
5.6.4	Local Cooling		exc	
5.6.5	Central Heating and Cooling		exc	
5.6.6	Local Heating and Cooling		exc	
5.6.7	Central Air Conditioning		exc	
5.6.8	Local Air Conditioning		exc	
5.7	Ventilation Systems			
5.7.1	Central Ventilation		inc	
5.7.2	Local and Special Ventilation		exc	
5.7.3	Smoke Extract/Control		exc	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
5.8	Electrical Installations			
5.8.1	Electric Mains and Sub-mains Distribution		inc	
5.8.2	Power Installations		inc	
5.8.3	Lighting Installations		inc	
5.8.4	Specialist Lighting Installations		exc	
5.8.5	Local Electricity Generation Systems		exc	
5.8.6	Earthing and Bonding Systems			
5.14	Builder's Work in Connection With Services			
5.15	Other Items			
5.15.1	Other (Contractor to State)			
	Sub-Total		55,563.84	
6.0	Fire Installations			
6.1	Fire and Lightning Protection			
6.1.1	Fire alarms and smoke detection		inc	
6.1.2	Lightning protection		exc	
6.1.3	Sprinkler System(s)		exc	
6.2	Communications, Security and Control Systems			
6.2.1	Door-entry		exc	
6.2.2	CCTV		exc	
6.3	Special Installations			
6.3.1	Photovoltaic installation		inc	
6.4	Lifts			
6.4.1	Lift installations		exc	
6.5	Testing and Commissioning of Services			
6.6	Other Items			
6.6.1	Other (Contractor to State)			
	Sub-Total			
7.0	Electrical Sub-Station			
7.1	New sub-station - PC sum for UKPN works		exc	
7.2	Builders works associated with the above, including trenches and ducts across allotments		exc	
7.3	Other Items		exc	
7.3.1	Decommissioning of existing substation, substrate and site clearance		exc	
	Sub-Total			
8.0	District Heating / Energy Supply Company (ESCO)			
8.1	Attendance on ESCo		exc	
8.2	Builders' work in connection with ESCo		exc	
8.3	Other Items		exc	
8.3.1	Other (Contractor to State)		exc	
	Sub-Total			

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
9	External Works			
9.1	Roads, Paths Pavings and Surfacing			
9.1.1	Roads, Paths and Pavings		49,169.06	
9.1.2	Special Surfacing and Pavings		inc	
9.2	Soft Landscaping, Planting and Irrigation Systems			
9.2.1	Seeding and Turfing		10,003.00	
9.2.2	External Planting		3,430.00	
9.3	Fencing, Railings and Walls			
9.3.1	Fencing and Railings		3,028.50	
9.3.2	Walls and Screens		exc	
9.4	Retaining-Walls		exc	
9.4.1	Barriers and Guardrails		exc	
9.4.2	External Fixtures		4,877.00	
9.4.3	Site / Street Furniture and Equipment		exc	
9.4.4	External Drainage			
9.5	Surface Water and Foul Water Drainage		19,833.03	
9.5	External Services and Utilities			
9.6	Water & Sewer Supply		2,000.00	
9.6.1	Electricity Mains Supply		2,000.00	
9.6.2	External-Transformation-Devices		exc	
9.6.3	Electricity-Distribution-to-External-Plant-and-Equipment		exc	
9.6.4	Gas Mains Supply		2,000.00	
9.6.5	Telecommunications and other Communication System Connections		2,000.00	
9.6.6	Builder's Work in Connection with External Services		inc	
9.6.7	PV Installation / Renewables			
9.6.8	Broadband / TV		exc	
9.6.9	Drainage survey (upon completion)		inc	
9.7	Other Items			
9.7.1	Diversion of LV cable		5,000.00	
	Sub-Total	175,039.02	103,340.59	
10	Highways			
10.1	Crossovers		inc	
10.2	Roads adopted		inc	
10.3	Roads unadopted		inc	
10.4	Footpaths adopted		exc	
10.5	Roads unadopted		inc	
10.6	Section 278 works		exc	
10.7	Lighting		exc	
10.8	Signage		exc	
10.9	Other Items			
10.9.1	Other (Contractor to State)			

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
11	Main Contractor's Preliminaries			
11.1	Main Contractor's Cost Items		65,400.00	
11.1.1	Construction Manager		exc	
11.1.2	Project Manager		exc	
11.1.3	Assistant Project Manager		exc	
11.1.4	Quantity Surveyor		inc	
11.1.5	Contracts Manager		inc	
11.1.6	Site Engineers		exc	
11.1.7	Site Agent		inc	
11.1.8	Document Controller		exc	
11.1.9	Design Manager		inc	
11.1.10	Building Services Manager		inc	
11.1.11	Labourer		inc	
11.1.12	Banksman		exc	
11.1.13	Gate Operative		exc	
11.1.14	Temporary Works Co-ordinator		exc	
11.1.15	Other (Contractor to State)			
11.1.16	Other (Contractor to State)			
11.1.17	Other (Contractor to State)			
11.1.18	Other (Contractor to State)			
11.1.19	Other (Contractor to State)			
11.2	Site Accommodation		15,211.00	
11.2.1	Oasis Unit - Delivery		inc	
11.2.2	Oasis Unit - Set-Up		inc	
11.2.3	Oasis Unit - Hire		inc	
11.2.4	Oasis Unit - Removal		inc	
11.2.5	Site Office / Meeting Room - Delivery		inc	
11.2.6	Site Office / Meeting Room - Set-Up		inc	
11.2.7	Site Office / Meeting Room - Hire		inc	
11.2.8	Site Office / Meeting Room - Removal		inc	
11.2.9	Drying Rooms / WCs / Welfare - Delivery		inc	
11.2.10	Drying Rooms / WCs / Welfare - Set-Up		inc	
11.2.11	Drying Rooms / WCs / Welfare - Hire		inc	
11.2.12	Drying Rooms / WCs / Welfare - Removal		inc	
11.2.13	Staircase - Delivery		exc	
11.2.14	Staircase - Set-Up		exc	
11.2.15	Staircase - Hire		exc	
11.2.16	Staircase - Removal		exc	
11.2.17	Hire of Furniture / Equipment		inc	
11.2.18	Consumables		inc	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
11.3	Temporary Services			
11.3.1	Temporary Electrics - Set-Up		4,400.00	
11.3.2	Temporary Electrics - Charges		inc	
11.3.3	Temporary Electrics - Removal		inc	
11.3.4	Temporary Water and Drainage - Set-Up		2,570.00	
11.3.5	Temporary Water and Drainage - Charges		inc	
11.3.6	Temporary Water and Drainage - Removal		inc	
11.3.7	Communications - Set-Up		1,810.00	
11.3.8	Communications - Charges		inc	
11.3.9	Communications - Removal		inc	
11.3.10	Hoarding and Barriers - Set-Up		inc	
11.3.11	Hoarding and Barriers - Hire / Alter / Inspection		inc	
11.3.12	Hoarding and Barriers - Removal		inc	
11.4	Scaffolding and Crane			
11.4.1	Scaffolding - Set-Up		9,134.80	
11.4.2	Scaffolding - Hire / Alter / Inspection		inc	
11.4.3	Scaffolding - Removal		inc	
11.4.4	Crane—delivery		exc	
11.4.5	Crane—set-up		exc	
11.4.6	Crane—hire		exc	
11.4.7	Crane—operator		exc	
11.4.8	Crane—removal		exc	
11.5	Mechanical Plant		8,110.00	
11.5.1	Contractor to Specify - Delivery			
11.5.2	Contractor to Specify - Set-Up			
11.5.3	Contractor to Specify - Hire			
11.5.4	Contractor to Specify - Consumables			
11.5.5	Contractor to Specify - Operator			
11.5.6	Contractor to Specify - Removal			
11.5.7	Contractor to Specify - Delivery			
11.5.8	Contractor to Specify - Set-Up			
11.5.9	Contractor to Specify - Hire			
11.5.10	Contractor to Specify - Consumables			
11.5.11	Contractor to Specify - Operator			
11.5.12	Contractor to Specify - Removal			
11.5.13	Contractor to Specify - Delivery			
11.5.14	Contractor to Specify - Set-Up			
11.5.15	Contractor to Specify - Hire			
11.5.16	Contractor to Specify - Consumables			
11.5.17	Contractor to Specify - Operator			
11.5.18	Contractor to Specify - Removal			

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
11.6	Other Items			
11.6.1	Skips and Waste Disposal		3,630.00	
11.6.2	Protection		1,000.00	
11.6.3	Builders Clean		inc	
11.6.4	Sparkle Clean		1,000.00	
11.6.5	Nameboards		800.00	
11.6.6	Security - Out of Hours		inc	
11.7	Other Items			
11.7.1	Other (Contractor to State)		375.00	
	Sub-Total	90,121.00	113,440.80	
12	Main Contractor's Overheads and Project			
12.1	Main Contractor's Overheads		61,692.02	
12.2	Main Contractor's Profit		inc	
12.3	Other Items			
12.3.1	Design contingency		23,221.85	
	Sub-Total			
13	Project/Design Team Fees			
13.1	Consultant's Fees			
13.1.1	Consultant's Fees		30,585.00	
13.1.2	Architect		inc	
13.1.3	Structural Engineer		inc	
13.1.4	Mechanical Engineer		inc	
13.1.5	Electrical Engineer		inc	
13.1.6	Landscape Architect		inc	
13.1.7	Principal Designer		inc	
13.1.8	Other (Contractor to State)			
13.1.9	Other (Contractor to State)			
13.1.10	Other (Contractor to State)			
13.2	Main Contractor's Fees & On Costs			
13.2.1	Performance Bond and PCG		exc	
13.2.2	Planning fees		inc	
13.2.3	Building Regulation fees		inc	
13.2.4	Other statutory fees		exc	
13.2.5	Pre Construction Surveys		10,950.00	
13.2.6	NHBC Fees		6,000.00	
13.3	Other Items			
13.3.1	Other (Contractor to State)			
	Sub-Total	79,980.00	132,448.87	

Comparison of CSAs (rev)

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 18.11.2016	Denmark & White 4.11.2016
14	Other Development and/or Project Costs			
14.1	Project Risks			
14.1.1	Specific project risks not covered elsewhere		inc	
14.2	Other Items			
14.2.1	Other (Contractor to State)			
14.2.2	Other (Contractor to State)			
14.2.3	Other (Contractor to State)			
14.2.4	Other (Contractor to State)			
	Sub-Total			
	Totals	818,122.76	719,366.18	809,864.99
Name of Contractor (below)		Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)	Provisional Sums (Section 1.7.1 of the Employers Requirements)
			5,000.00	
		Total carried to Form of Tender	Total carried to Form of Tender	Total carried to Form of Tender
		818,122.76	725,366.18	809,864.99