

**EPHING FOREST DISTRICT COUNCIL  
PACKAGE B - TENDER REPORT  
NOVEMBER 2016**

**Scheme comprising site preparation  
followed by construction of 4 no.  
dwellings with amenity and parking  
spaces and related infrastructure at**

**Stewards Green Road,  
Epping, Essex CM16 7DA**

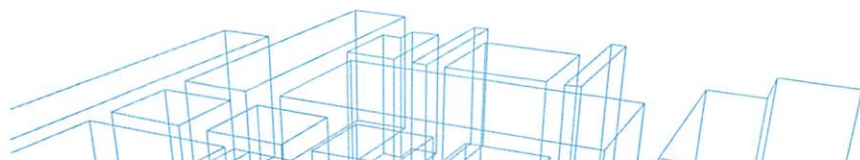
**For**

**East Regen Limited**

**and**

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

Our Ref: IJC/sw/612.076  
21 November 2016  
Issue: Rev 00



**Pellings** 

STEWARDS GREEN ROAD, EPPING, ESSEX CM16 7DA  
TENDER REPORT 23<sup>RD</sup> NOVEMBER 2016

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## **1.0 INTRODUCTIONS**

- 1.1. The scheme is for the construction of four houses on land at Stewards Green Road, Epping, CM16 7DA, 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 existing residential accommodation, with some of the existing garages having previously been demolished.
- 1.3. Crossing the site are public sewers and electrical supplies, both of which will require accurate plotting ahead of setting out of the new buildings, so as not to encroach on easement zones.
- 1.4. The scheme has the benefit of planning consent granted on 2<sup>nd</sup> December 2015 inclusive of 19 conditions and 1 informative.

## **2.0 TENDERS ISSUED**

- 2.1 In accordance with the agreed procurement route, tender documents were prepared for a traditionally procured contract, based on specification, schedule of works and drawings, 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 Whilst a traditionally procured contract, elements of the work are subject to Contractor's design, but these being limited to mechanical and electrical services (M&E), design and provision of structural ground floors, design and provision of staircases and of the main roof structure.
- 2.3 Tenders were invited on a price and quality split basis being 60% price, 40% quality, with 2 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 30<sup>th</sup> September 2016 and a tender return date of 4<sup>th</sup> November 2016.
- 2.5 During the tender period, 2 tender addenda were issued as follows:
  - i) Confirmation of kitchen design
  - ii) Confirmation of the internal door finish and issue of the Form of Tender
- 2.6 The Pre Tender Estimate was confirmed as £702,000.00 in accordance with Pellings LLP's email of 5<sup>th</sup> January 2016.

2.7 Tender documentation included a number of client's Prime Costs (PC) sums and Provisional Sums as follows:

- Statutory connections
- Provision of energy performance assessments
- New sewer connection and additional works to drainage
- New canopies
- Works to existing boundary walls to remain
- Tree protection
- Provisional of PV panels
- Additional works to foundations
- Works in connection with ascertaining the position of the existing electrical main

### 3.0 TENDERS RECEIVED

3.1 Tenders were received as follows:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
Denmark & White	£811,968.15	Yes	42 calendar weeks
PA Finlay	£895,420.49	No	52 calendar weeks
TSG	£715,840.41	Yes	34 calendar weeks
Willmott Dixon Energy Services	No tender		

3.2 Each contractor prepared and issued a breakdown of their tender. 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**

TSG provided a number of clarifications and qualifications at tender stage, and these have been subject to post-tender correspondence, which is included at Appendix C.

The result of this post-tender correspondence is that TSG have provided confirmation that individual items are now Firm Prices, and have requested an uplift in their tender sum accordingly of £11,500.00. The revised tender sum from TSG is therefore £727,340.41.

##### **4.3.2 Quality Responses**

Quality responses have been appraised with the scoring tabulated at Appendix A.

#### **4.4 Denmark & White:**

##### **4.4.1 Price and Qualifications**

Denmark & White gave no clarifications or qualifications within their tender. The Schedule of Works has been correctly priced and is found to be arithmetically correct.

**4.4.2**     Quality Responses

Quality responses have been appraised with the scoring tabulated at Appendix A.

**4.5**       **Willmott Dixon Energy Services:**

4.5.1      No tender was received from this contractor.

**5.0**       **LEGISLATION**

**5.1**       Planning Consent

The scheme has achieved planning consent, reference EPF/1531/15 dated 2<sup>nd</sup> December 2015 inclusive of 19 conditions and 1 informative. It is the responsibility of the Employer's Design Team to discharge all planning conditions, and this will include pre-start conditions, which require clearance prior to the Contractor being permitted to start works on site.

**5.2**       Building Control

The scheme will need to meet the requirements of current Building Regulation standards. Similarly, the Employer's Design Team will be responsible for ensuring the design meets with such standards and for discharging any outstanding conditions.

**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

As highlighted earlier within this report, there are statutory services crossing the site, inclusive of sewers and electrical mains. The statutory utilities require an easement zone of 3m away from such adopted services and as part of the initial works on site, the sewer and electrical mains will require accurate setting out, after which setting out of the buildings can be confirmed.


**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 correspondence, TSG have confirmed Fixed Costs for those items identified as Provisional within their original tender, with the exception of further contamination testing, which currently has an allowance of £10,000 as a PC sum.
- 6.3 The result of requesting the tenderer to fix certain items has led to an uplift within the TSG tender figure and this uplifted figure has been used in the overall price/quality scores and assessments at Appendix A and it can be seen that TSG remain the preferred Contractor.
- 6.4 In consideration of the possible contamination issues highlighted within the Site Investigation Report, we recommend that a further Provisional Sum of £25,000.00 be included within the tender for removal.
- 6.5 We therefore recommend acceptance of the tender from TSG in the overall contract sum of £752,340.41 and with a contract period of 34 calendar weeks.
- 6.6 The confirmation of the exact location of the sewers and electrical supplies should be undertaken at the earliest opportunity and we would recommend that a further period over and above the 34 weeks referenced above is allowed for confirmation of these works prior to entering into formal contract.

Signed.....

Date *23<sup>rd</sup> November 2016*

On behalf of: PELLINGS LLP

Countersigned .....  
(Pellings authorised signatory)

Date *23<sup>rd</sup> November 2016*



**Appendix A  
Quality Assessments**

**LAND AT STEWARDS GREEN ROAD, EPPING, ESSEX CM16 7DA - CONTRACT B  
TENDER REPORT 23<sup>RD</sup> NOVEMBER 2016  
APPENDIX A – QUALITATIVE ASSESSMENT**

**PRICE/QUALITY EVALUATION**

**Price Scores**

		Score (Max 60%)
<b>Denmark &amp; White</b>	£811,968.15	53.75%
<b>PA Finlay</b>	£895,420.49	48.74%
<b>TSG</b>	£727,340.41 *	60.00%
<b>Willmott Dixon Energy Services</b>		No tender

\* Uplifted figure further to post-tender correspondence.

**Quality Scores**

		Denmark & White	TSG	PA Finlay
		Out of 10	Out of 10	Out of 10
<b>Q1 weighting</b>	PLL	4	3	0
	ETG	6	6	0
	EFDC	8	8	0
<b>Average</b>		6.0	5.7	0
<b>Q2 weighting</b>	PLL	4	6	0
	ETG	6	5	0
	EFDC	8	8	0
<b>Average</b>		6.0	6.3	0
<b>TOTALS</b>		<b>12.0</b>	<b>12.0</b>	<b>0</b>

Summary	Price	Quality (Total Average)	Total	Rank
<b>Denmark &amp; White</b>	53.75%	12.0	65.75	2
<b>TSG</b>	60.00%	12.0	72.00	1
<b>PA Finlay</b>	48.74%	0	48.74	3

**Appendix B  
Comparison of Contract Sum Analysis**

## Comparison of CSAs

Phase 3 Contract B, Stewards Green Road, Epping, Essex CM16 7DA - 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 3.11.2016	Denmark & White 4.11.2016
<b>0</b>	<b>Facilitating Works</b>			
<b>0.1</b>	<b>Toxic/Hazardous/Contaminated Material Treatment</b>			
0.1.1	Toxic/Hazardous Material Removal			
0.1.2	Contaminated Land			
0.1.3	Eradication of Plant Growth/Invasive Species			
<b>0.2</b>	<b>Major Demolition Work</b>			
0.2.1	Demolition Works			
0.2.2	Removal of any structures / existing foundations etc.			
0.2.3	Asbestos Removal			
0.2.4	UXO monitoring			
0.2.5	Temporary works			
0.2.6	Tree removal			
<b>0.3</b>	<b>Other Items</b>			
0.3.1	Other (Contractor to State)			
	<b>Sub-Total</b>			
<b>1</b>	<b>Substructure</b>			
<b>1.1</b>	<b>Substructure</b>			
1.1.1	Basement			
1.1.2	Foundations			
1.1.3	Specialist Foundations			
1.1.4	Lowest Floor Construction			
<b>1.2</b>	<b>Other Items</b>			
1.2.1	Other (Contractor to State)			
	<b>Sub-Total</b>	87,986.74		
<b>2</b>	<b>Superstructure</b>			
<b>2.1</b>	<b>Frame</b>			
<b>2.2</b>	<b>Upper Floors</b>			
2.2.1	Floors			
2.2.2	Balconies – Private			
2.2.3	Balconies – Communal			
2.2.4	Drainage to Balconies – Private			
2.2.5	Drainage to Balconies – Communal			
<b>2.3</b>	<b>Roof</b>			
2.3.1	Roof Structure			
2.3.2	Roof Coverings			
2.3.3	Specialist Roof Systems			
2.3.4	Roof Drainage			
2.3.5	Roof Lights, Skylights and Openings			
2.3.6	Roof Features			
2.3.7	Mansafe Systems			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
2.3.8	Access Ladders / Systems			
2.3.9	Parapets			
<b>2.4</b>	<b>Stairs and ramps</b>			
2.4.1	Stairs/Ramp Structures			
2.4.2	Stair/Ramp Finishes			
2.4.3	Stair/Ramp Balustrades and Handrails			
2.4.4	Ladders/Chutes/Slides			
<b>2.5</b>	<b>External Walls</b>			
2.5.1	Retaining Walls			
2.5.2	External Enclosing Walls above ground level			
2.5.3	External Enclosing Walls below ground level			
2.5.4	Solar/Rain-Screening			
2.5.5	External Soffits			
2.5.6	Subsidiary Walls and Balustrades and Proprietary Balconies			
2.5.7	Facade Access/Cleaning Systems			
<b>2.6</b>	<b>Windows and External Doors</b>			
2.6.1	External Windows			
2.6.2	External Doors			
<b>2.7</b>	<b>Internal Walls and Partitions</b>			
2.7.1	Walls and Partitions			
2.7.2	Balustrades and Handrails			
<b>2.8</b>	<b>Internal Doors</b>			
2.8.1	Internal Doors			
<b>2.9</b>	<b>Other Items</b>			
2.9.1	Other (Contractor to State)			
	<b>Sub-Total</b>	<b>406,851.40</b>		
<b>3</b>	<b>Internal Finishes</b>			
<b>3.1</b>	<b>Wall Finishes</b>			
3.1.1	2 Coat Plaster			
3.1.2	Skim Coat Plaster			
3.1.3	Ceramic Tiling			
3.1.4	Decorations			
<b>3.2</b>	<b>Floor Finishes</b>			
3.2.1	Barrier Matting			
3.2.2	Carpet			
3.2.3	Vinyl Tiles			
3.2.4	Sheet Vinyl			
3.2.5	Ceramic Tiling			
<b>3.3</b>	<b>Ceiling Finishes</b>			
3.3.1	Finishes to Ceilings			
3.3.2	False Ceilings			
3.3.3	Demountable-Suspended-Ceilings			
<b>3.4</b>	<b>Other Items</b>			
3.4.1	Other (Contractor to State)			
	<b>Sub-Total</b>			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
<b>4</b>	<b>Fittings Furnishings and Equipment</b>			
<b>4.1</b>	<b>Fittings Furnishings and Equipment</b>			
4.1.1	General Fittings, Furnishings and Equipment			
4.1.2	Domestic Kitchen Fittings and Equipment			
4.1.3	White Goods			
4.1.4	Special Purpose Fittings, Furnishings and Equipment			
4.1.5	Signs / Notices			
<b>4.2</b>	<b>Other Items</b>			
4.2.1	Other (Contractor to State)			
	<b>Sub-Total</b>			
<b>5</b>	<b>Services</b>			
<b>5.1</b>	<b>Sanitary Installations</b>			
5.1.1	Sanitary Appliances			
5.1.2	Sanitary Ancillaries			
<b>5.2</b>	<b>Services Equipment</b>			
<b>5.3</b>	<b>Disposal Installations</b>			
5.3.1	Foul Drainage above ground			
5.3.2	Chemical, Toxic and Industrial Liquid Waste Drainage			
5.3.3	Refuse Disposal			
<b>5.4</b>	<b>Water Installations</b>			
5.4.1	Mains Water Supply			
5.4.2	Cold Water Distribution			
5.4.3	Hot Water Distribution			
5.4.4	Local Hot Water Distribution			
5.4.5	Steam and condensate Distribution			
<b>5.5</b>	<b>Heat Source</b>			
<b>5.6</b>	<b>Space Heating and Air Conditioning</b>			
5.6.1	Central Heating			
5.6.2	Local Heating			
5.6.3	Central Cooling			
5.6.4	Local Cooling			
5.6.5	Central Heating and Cooling			
5.6.6	Local Heating and Cooling			
5.6.7	Central Air Conditioning			
5.6.8	Local Air Conditioning			
<b>5.7</b>	<b>Ventilation Systems</b>			
5.7.1	Central Ventilation			
5.7.2	Local and Special Ventilation			
5.7.3	Smoke Extract/Control			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
<b>5.8</b>	<b>Electrical Installations</b>			
5.8.1	Electric Mains and Sub-mains Distribution			
5.8.2	Power Installations			
5.8.3	Lighting Installations			
5.8.4	Specialist Lighting Installations			
5.8.5	Local Electricity Generation Systems			
5.8.6	Earthing and Bonding Systems			
<b>5.14</b>	<b>Builder's Work in Connection With Services</b>			
<b>5.15</b>	<b>Other Items</b>			
5.15.1	Other (Contractor to State)			
	<b>Sub-Total</b>			
<b>6.0</b>	<b>Fire Installations</b>			
<b>6.1</b>	<b>Fire and Lightning Protection</b>			
6.1.1	Fire alarms and smoke detection			
6.1.2	Lightning protection			
6.1.3	Sprinkler System(s)			
<b>6.2</b>	<b>Communications, Security and Control Systems</b>			
6.2.1	Door-entry			
6.2.2	CCTV			
<b>6.3</b>	<b>Special Installations</b>			
6.3.1	Photovoltaic installation			
<b>6.4</b>	<b>Lifts</b>			
6.4.1	Lift installations			
<b>6.5</b>	<b>Testing and Commissioning of Services</b>			
<b>6.6</b>	<b>Other Items</b>			
6.6.1	Other (Contractor to State)			
	<b>Sub-Total</b>			
<b>7.0</b>	<b>Electrical Sub-Station</b>			
7.1	New sub-station - PC sum for UKPN works			
7.2	Builders works associated with the above, including trenches and ducts across allotments			
7.3	Other Items			
7.3.1	Decommissioning of existing substation, substrate and site clearance			
	<b>Sub-Total</b>			
<b>8.0</b>	<b>District Heating / Energy Supply Company (ESCO)</b>			
8.1	Attendance on ESCo			
8.2	Builders' work in connection with ESCo			
8.3	Other Items			
8.3.1	Other (Contractor to State)			
	<b>Sub-Total</b>			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
<b>9</b>	<b>External Works</b>			
<b>9.1</b>	<b>Roads, Paths Pavings and Surfacing</b>			
9.1.1	Roads, Paths and Pavings			
9.1.2	Special Surfacing and Pavings			
<b>9.2</b>	<b>Soft Landscaping, Planting and Irrigation Systems</b>			
9.2.1	Seeding and Turfing			
9.2.2	External Planting			
<b>9.3</b>	<b>Fencing, Railings and Walls</b>			
9.3.1	Fencing and Railings			
9.3.2	Walls and Screens			
9.4	Retaining Walls			
9.4.1	Barriers and Guardrails			
<b>9.4.2</b>	<b>External Fixtures</b>			
9.4.3	Site / Street Furniture and Equipment			
<b>9.4.4</b>	<b>External Drainage</b>			
9.5	Surface Water and Foul Water Drainage			
<b>9.5</b>	<b>External Services and Utilities</b>			
9.6	Water & Sewer Supply			
9.6.1	Electricity Mains Supply			
9.6.2	External Transformation Devices			
9.6.3	Electricity Distribution to External Plant and Equipment			
9.6.4	Gas Mains Supply			
9.6.5	Telecommunications and other Communication System Connections			
9.6.6	Builder's Work in Connection with External Services			
9.6.7	PV Installation / Renewables			
9.6.8	Broadband / TV			
9.6.9	Drainage survey (upon completion)			
<b>9.7</b>	<b>Other Items</b>			
9.7.1	PC Sum for driveway works to No.17 Queens Road			
	<b>Sub-Total</b>	<b>168,865.35</b>		
<b>10</b>	<b>Highways</b>			
10.1	Crossovers			
10.2	Roads adopted			
10.3	Roads unadopted			
10.4	Footpaths adopted			
10.5	Roads unadopted			
10.6	Section 278 works			
10.7	Lighting			
10.8	Signage			
<b>10.9</b>	<b>Other Items</b>			
10.9.1	Other (Contractor to State)			



Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
11	<b>Main Contractor's Preliminaries</b>		114,890.40	
11.1	<b>Main Contractor's Cost Items</b>		459,900.01	
11.1.1	Construction Manager			
11.1.2	Project Manager			
11.1.3	Assistant Project Manager			
11.1.4	Quantity Surveyor			
11.1.5	Contracts Manager			
11.1.6	Site Engineers			
11.1.7	Site Agent			
11.1.8	Document Controller			
11.1.9	Design Manager			
11.1.10	Building Services Manager			
11.1.11	Labourer			
11.1.12	Banksman			
11.1.13	Gate Operative			
11.1.14	Temporary Works Co-ordinator			
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	<b>Site Accommodation</b>			
11.2.1	Oasis Unit - Delivery			
11.2.2	Oasis Unit - Set-Up			
11.2.3	Oasis Unit - Hire			
11.2.4	Oasis Unit - Removal			
11.2.5	Site Office / Meeting Room - Delivery			
11.2.6	Site Office / Meeting Room - Set-Up			
11.2.7	Site Office / Meeting Room - Hire			
11.2.8	Site Office / Meeting Room - Removal			
11.2.9	Drying Rooms / WCs / Welfare - Delivery			
11.2.10	Drying Rooms / WCs / Welfare - Set-Up			
11.2.11	Drying Rooms / WCs / Welfare - Hire			
11.2.12	Drying Rooms / WCs / Welfare - Removal			
11.2.13	Staircase - Delivery			
11.2.14	Staircase - Set-Up			
11.2.15	Staircase - Hire			
11.2.16	Staircase - Removal			
11.2.17	Hire of Furniture / Equipment			
11.2.18	Consumables			

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
<b>11.3</b>	<b>Temporary Services</b>			
11.3.1	Temporary Electrics - Set-Up			
11.3.2	Temporary Electrics - Charges			
11.3.3	Temporary Electrics - Removal			
11.3.4	Temporary Water and Drainage - Set-Up			
11.3.5	Temporary Water and Drainage - Charges			
11.3.6	Temporary Water and Drainage - Removal			
11.3.7	Communications - Set-Up			
11.3.8	Communications - Charges			
11.3.9	Communications - Removal			
11.3.10	Hoarding and Barriers - Set-Up			
11.3.11	Hoarding and Barriers - Hire / Alter / Inspection			
11.3.12	Hoarding and Barriers - Removal			
<b>11.4</b>	<b>Scaffolding and Crane</b>			
11.4.1	Scaffolding - Set-Up			
11.4.2	Scaffolding - Hire / Alter / Inspection			
11.4.3	Scaffolding - Removal			
11.4.4	Crane—delivery			
11.4.5	Crane—set-up			
11.4.6	Crane—hire			
11.4.7	Crane—operator			
11.4.8	Crane—removal			
<b>11.5</b>	<b>Mechanical Plant</b>			
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

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	Denmark & White 4.11.2016
<b>11.6</b>	<b>Other Items</b>			
11.6.1	Skips and Waste Disposal			
11.6.2	Protection			
11.6.3	Builders Clean			
11.6.4	Sparkle Clean			
11.6.5	Nameboards			
11.6.6	Security - Out of Hours			
<b>11.7</b>	<b>Other Items</b>			
11.7.1	Other (Contractor to State)			
	<b>Sub-Total</b>	<b>91,137.00</b>	<b>574,790.41</b>	
<b>12</b>	<b>Main Contractor's Overheads and Project</b>			
12.1	Main Contractor's Overheads			
12.2	Main Contractor's Profit			
<b>12.3</b>	<b>Other Items</b>			
12.3.1	Other (Contractor to State)			
	<b>Sub-Total</b>			
<b>13</b>	<b>Project/Design Team Fees</b>			
<b>13.1</b>	<b>Consultant's Fees</b>			
13.1.1	Consultant's Fees			
13.1.2	Architect			
13.1.3	Structural Engineer			
13.1.4	Mechanical Engineer		25,920.00	
13.1.5	Electrical Engineer		17,280.00	
13.1.6	Landscape Architect			
13.1.7	Principal Designer			
13.1.8	Other (Contractor to State)			
13.1.9	Other (Contractor to State)			
13.1.10	Other (Contractor to State)			
<b>13.2</b>	<b>Main Contractor's Fees &amp; On Costs</b>			
13.2.1	Performance Bond and PCG			
13.2.2	Planning fees			
13.2.3	Building Regulation fees			
13.2.4	Other statutory fees			
13.2.5	Pre Construction Surveys			
13.2.6	NHBC Fees			
<b>13.3</b>	<b>Other Items</b>			
13.3.1	Other (Contractor to State)			
	<b>Sub-Total</b>	<b>140,580.00</b>	<b>43,200.00</b>	

Comparison of CSAs

		Totals	Totals	Totals
		PA Finlay 13.10.2016	TSG 3.11.2016	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			
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	895,420.49	617,990.41	811,968.15
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)
			93,100.00	
			4,750.00	
		Total carried to Form of Tender	Total carried to Form of Tender	Total carried to Form of Tender
		895,420.49	715,840.41	811,968.15

**Appendix C  
Post Tender Correspondence**

## Ian Collins

---

**From:** Julian Harajda <julian.harajda@tsgplc.co.uk>  
**Sent:** 17 November 2016 17:36  
**To:** Ian Collins  
**Subject:** RE: EFDC - Stewards Green Road (612076)  
**Attachments:** Post tender tracker STEWARDS GREEN ROAD.XLSX

Good afternoon Ian,

With regard to the above scheme, please see attached our post tender tracker which highlights the initial queries, your responses and our subsequent response.

In essence, we have added an additional £1500.00 for the maintenance/watering and we have included an additional PC sum of £10,000.00 for WAC testing. You can see the comments we have made on the attached tracker.

I trust this is in order, please feel free to contact me should you have any queries.

I will forward the requested details on Bluemens tomorrow afternoon.

Kind regards....

Julian Harajda

**Business Development Director**

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---

**From:** Ian Collins [mailto:ICollins@pellings.co.uk]

**Sent:** 14 November 2016 17:17

**To:** Steve Gwynn <steve.gwynn@tsgplc.co.uk>

**Cc:** Julian Harajda <julian.harajda@tsgplc.co.uk>

**Subject:** EFDC - Stewards Green Road (612076)

Dear Sir

We refer to your recent tender received in respect of the above and note that you have included a number of clarifications. In order for us to complete our tender assessments and make recommendations to our client, we would be grateful if you could please respond to the following, using the same numbering.

- 1) Invasive species – we note your comments.
- 2) Emptying of garages – we note your comments.
- 3) Contract amendments – there is no intention by the Employer of adjusting the contract amendments from those that were included within the tender documentation. Please confirm your acceptance.

- 4) Boundaries – you are correct that any permanent works to boundaries will be paid for from the relevant client Provisional Sum.
- 5) Foundation design – it is reasonable that you have based your tender on the method of construction shown within the tender documents. No further comment.
- 6) We note that you have included for wet plaster finish, this is acceptable to the Employer.
- 7) Maintenance of soft landscaping – we note that you have excluded watering. It is a requirement of the tender documents that soft landscaping will be watered intermittently. Please confirm this is included.
- 8) Existing inspection chamber – the schedule of work items are intended to cover new drainage connections to existing chambers at FW05 and FW06, and to provide a new chamber over an existing run at SW03. Please confirm that these works have been priced for.
- 9) Setting out – your comments are noted.
- 10) Removal of contamination – we note that your tender includes a Provisional Sum of £4,250. Please confirm when the WAC test results that you mention will be available and when you will be able to firm this figure up.
- 11) Velfac windows – your comments are noted and are acceptable.
- 12) Lead valley gutter – could you please forward further detail on where you consider that there is inconsistency between drawings 05 and 06.
- 13) Door specification – please confirm your proposed alternative specification.
- 1) Brickwork specification – Arden Special Reserve brick – we note your comments with regard to availability of this brick, which has also been brought to our attention through tenderers on other schemes. In order that an alternative brick can be considered, could you please confirm your PC sum per 1,000 for the supply only of this brick.
- 14) Provisional Sums – new service supplies are Prime Cost Sums rather than Provisional Sums. We note your assessment of the status of the other Provisional Sums shown.

In addition, we note that you have not provided a full breakdown of your costs. Could you please provide a fully priced schedule of works and breakdown of preliminaries.

In order for us to finalise our recommendations to our client on this tender, we would be grateful if you could please respond to the above by close of business on 18<sup>th</sup> November 2016. Should you require any clarification in the meantime, then please don't hesitate to contact me.

Regards.

Ian Collins


**Ian Collins BSc MRICS**

Head of EA Services

Pellings

t 020 8460 9114 m 07957 172150

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Tender Stewards Green Road  
Original tender sum

Clarification	Client response	14/11/2016	TSG response	15/11/2016	Value
1 We make no allowance for dealing with the disposal or management of any invasive species.	Invasive species – we note your comments.		Noted		£
2 We assume the garages will be emptied prior to us taking possession of the site.	Emptying of garages – we note your comments.		Noted		£
3 We would wish to discuss the contract amendments should our tender be under consideration.	Contract amendments – there is no intention by the Employer of adjusting the contract amendments from those that were included within the tender documentation. Please confirm your acceptance.		Agreed		
4 Noting the close proximity of the neighbouring boundary wall to the adjacent garden, we allow a provisional sum of £500 for temporary support during our groundworks. Permanent solutions are assumed to be paid for from the relevant clients provisional sum. We make no allowance for any works to existing boundaries, including potential underpinning.	Boundaries – you are correct that any permanent works to boundaries will be paid for from the relevant client Provisional Sum.		Noted		
5 We note the deep trench-fill foundations shown on the Gledsdale drawings. We spoke to Gledsdale during the tender period to confirm that the excavations will be stable without the requirement of any EWS, which they did. Our tender is based on this method of construction.	Foundation design – It is reasonable that you have based your tender on the method of construction shown within the tender documents. No further comment.		Noted		
6 Schedule of works states Drying to masonry walls, but drawings show plaster. We allow for plaster finish.	We note that you have included for wet plaster finish, this is acceptable to the Employer.		Noted		
7 We allow for 12 months maintenance of the landscaping, excluding watering.	Maintenance of soft landscaping – we note that you have excluded watering. It is a requirement of the tender documents that soft landscaping will be watered intermittently. Please confirm this is included.		TBC		
8 There is an item in the schedule of works for excavating around an existing inspection chamber to install a new one, but this isn't shown on the proposed drainage layout. We allow for the new manholes as indicated.	Existing inspection chamber – the schedule of work items are intended to cover new drainage connections to existing chambers at FW05 and FW06, and to provide a new chamber over an existing run at SW03. Please confirm that these works have been priced for.		Confirmed		£ 1,500.00
9 We note the requirement to set the buildings out at a minimum distance of 3m from the existing mains services at the front of the site. Drawing O4 indicates a minimum distance at any point of no less than 3.5m. We will carry out our own surveys to confirm this, but please note that our tender makes allowance for this drawing and assumes that the layouts shown are correct.	Setting out – your comments are noted.		Noted		
10 We await the results of a WAC test to provide firm costs for removing the hazardous material identified within the Ian Farmer site investigation, and at this time allow a provisional sum of £4250 for removing 34m3.	Removal of contamination – we note that your tender includes a Provisional Sum of £4,250. Please confirm when the WAC test results that you mention will be available and when you will be able to firm this figure up.		WAC testing is normally carried out by the client and the information provided to the contractor. However, we could also instruct Ian Farmer under separate instruction prior to starting on site.		PC Sum of £10,000.00
11 We allow for Velfac windows in lieu of Rationel, and would wish to clarify the full specification proposal should our tender be under consideration.	Velfac windows – your comments are noted and are acceptable.		Noted		
12 The detail for the vertical roofing and lead valley gutter is inconsistent on drawings O5 and O6. We have allowed for that shown on O5, with a lead valley with an average 800mm girth of leadwork. Should this change, we would adjust our tender accordingly.	Lead valley gutter – could you please forward further detail on where you consider that there is inconsistency between drawings O5 and O6.		Gutter measures approx 443mm on 5B and 367mm on O6.		
13 We allow for an alternative to the Jeld Wen doors specified.	Door specification – please confirm your proposed alternative specification.		Doors to be provided by either Pendle Doors or Enfield Speciality Doors, all to match the performance specification within the tender documents.		
14 The Arden Special Reserve brick is not available until some time in 2017, with no specific time frame available from the manufacturer. Therefore, we would wish to discuss the implications of this prior to entering into a contract. However, we can offer the Curtain Arden which is an alternative to this with no change to our tender sum.	Brickwork specification – Arden Special Reserve brick – we note your comments with regard to availability of this brick, which has also been brought to our attention through tenderers on other schemes. In order that an alternative brick can be considered, could you please confirm your PC sum per 1,000 for the supply only of this brick.		We haven't provided a PC sum. Our firm price allowance is £461 per thousand, nett.		
15 With regards to the client provisional sums, we would wish to clarify our assumptions on their classification:	Provisional Sums – new service supplies are Prime Cost Sums rather than Provisional Sums. We note your assessment of the status of the other Provisional Sums shown.		Noted		
a New electrical supply - Undefined					
b New gas supply - Undefined					
c New water supply - Undefined					
d New BT supply - Undefined					
e EPC's - Defined					
f Sewer connection and additional drainage works - Undefined					
g Canopies - Defined					
h Existing boundary walls to remain - Undefined					
i Tree protection - Defined					
j PV system - Defined					
k Additional works to foundations - Undefined					
l Works to identify position of electrical main - Undefined					