

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

**New Build Housing at**

**Land at Queens Road  
North Weald, Essex  
CM16 6JE**

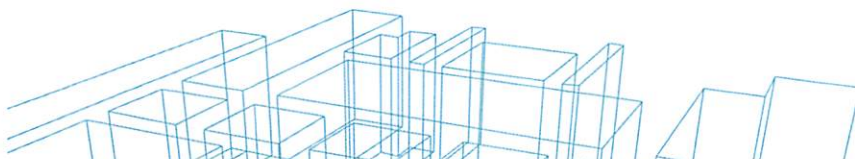
**For**

**East Regen Limited**

**and**

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

Our Ref: IJC/sw/612.078  
22 November 2016  
Issue: Rev 00



**Pellings** 

QUEENS ROAD, NORTH WEALD, ESSEX CM16 6JE  
TENDER REPORT 22<sup>ND</sup> NOVEMBER 2016

---

| Rev | Date     | Status | Author | Check |
|-----|----------|--------|--------|-------|
| 00  | 22.11.16 | Final  | IJC    | IJC   |
|     |          |        |        |       |
|     |          |        |        |       |
|     |          |        |        |       |
|     |          |        |        |       |

**CONTENTS**

- 1.0 INTRODUCTION**
- 2.0 TENDERS ISSUED**
- 3.0 TENDERS RECEIVED**
- 4.0 ANALYSIS OF TENDERS**
- 5.0 LEGISLATION**
- 6.0 CONCLUSIONS & RECOMMENDATIONS**

**Appendix A - Quality Assessments**

**Appendix B - Comparison of Contract Sum Analysis**

**Appendix C - Post Tender Correspondence**

## **1.0 INTRODUCTIONS**

- 1.1. The scheme is for the design and construction of 12 houses on land at Queens Road, North Weald, Essex CM16 6JE, 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 behind existing residential accommodation, with an unused parcel of scrubland adjacent, with allotments behind. The site is currently accessed via a narrow access road, with a sub-station located to one side of the road.
- 1.3. The site sits adjacent to an area at risk of flooding and which will need to be taken into consideration in the design.
- 1.4. The scheme has the benefit of planning consent granted on 2<sup>nd</sup> December 2015, inclusive of 23 conditions and 7 informatives.
- 1.5. It is a requirement for the existing sub-station to be moved and renewed to enable the access road to be widened to create a usable residential site.

## **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 16<sup>th</sup> September 2016 and a tender return date of 28<sup>th</sup> October 2016.
- 2.5 During the tender period, 5 tender addenda were issued as follows:
  - i) Further site investigation information - Ian Farmer Associates Reports
  - ii) Clarification that UKPN works are to be instructed by the Employer
  - iii) a) Confirmation of door finish  
b) Confirmation of planning consent drawing
  - iv) Confirmation of possession and completion dates
  - v) Clarification of omission of requirement for internal feature walls (applicable to flats only)

2.6 The Pre-Tender Estimate was confirmed as £2,840,100.00 as Pellings LLP's email of 5<sup>th</sup> January 2016. Note this estimated figure included the sub-station costs.

### 3.0 TENDERS RECEIVED

3.1 Tenders were received as follows:

| Contractor                     | Tender Sum    | Quality Submissions | Proposed Contract Period |
|--------------------------------|---------------|---------------------|--------------------------|
| Storm Building Ltd             | £2,170,493.00 | Yes                 | 82 calendar weeks        |
| Kind & Company (Builders) Ltd  | £3,249,806.00 | Yes                 | 78 calendar weeks        |
| Olli Construction Services     | £2,432,838.07 | No                  | 82 calendar weeks        |
| Willmott Dixon Energy Services | No tender     |                     |                          |

3.2 The tender return was 12 noon on 28<sup>th</sup> October 2016.

3.3 At 11.59AM, Pellings LLP received a telephone call from Olli Construction advising that due to staff absence they would not be able to make the 12 noon deadline, but requested authority to submit their tender during the afternoon of 28<sup>th</sup> October 2016. At this point, Pellings LLP purely advised the contractor that they would seek advice from the Employer.

3.4 After subsequent discussions, the Employer determined that, due to the contractor's circumstances, they would accept and evaluate the tender from Olli Construction, notwithstanding that it was submitted after the 12 noon deadline.

3.5 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.

3.6 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 Storm Building Limited:

##### 4.2.1 Price and Qualifications

As above, the Contract Sum Analysis was checked and is found to be arithmetically correct.

Listed as 'Contractor's Proposals', the contractor has raised a number of qualifications and clarifications which are potentially at variance to the tender documents. Accordingly, further information and clarification was requested on each of these items, and copies of post-tender correspondence is included in Appendix C.

4.2.2 The conclusion of this correspondence is that, the majority of clarifications and qualifications have been withdrawn, with costs now fixed at an uplifted figure of £2,320,493.00. Provisional Sums remaining are those in respect of service connections and additional works in respect of the new sub-station, which are considered reasonable.

##### 4.2.3 Quality Responses

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

#### 4.3 Olli Construction Services:

##### 4.3.1 Price

As above, the Contract Sum Analysis has been checked and is confirmed as arithmetically correct.

Contrary to tender addendum no.2, the contractor has included a sum for the UKPN sub-station works in the total amount of £67,458.

The overall tender figure should therefore be reduced by this amount.

No further qualifications or clarifications were provided.

##### 4.3.2 Quality Responses

No quality responses were received.

#### 4.4 Kind & Company (Builders) Ltd:

##### 4.4.1 Price

As above, the Contract Sum Analysis has been checked and is confirmed as arithmetically correct.

There are a number of qualifications and clarifications included within the contractor's covering letter.

These relate to such items as allowing Provisional Sums only for drainage, statutory services, contamination and the like.

There is inference that the contract amendments would not be acceptable and that the tender is based on an unamended JCT 2011 D&B contract.

Due to the financial difference between the Kind & Company tender and that of Storm, we have not pursued these issues any further with Kind & Company at this point in time.

#### 4.4.2 Quality Responses

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

### 5.0 LEGISLATION

#### 5.1 Planning Consent

The scheme has achieved planning consent, reference EPF/1771/15 dated 2<sup>nd</sup> December 2015 inclusive of 23 conditions and 7 informatives. 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 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

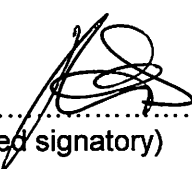
The works will be required to meet all of the requirements of the statutory utilities and statutory undertakers. Specifically, a new sub-station is to be provided in the rear garden of the adjacent property, which it is understood is owned by Epping Forest District Council. Connections will need to be made across third party land, including allotments, which it is understood are in the ownership of the Parish Council and all third party wayleaves and other legal access rights will need to be established by the Employer's Legal Department. The works will require careful co-ordination with the works by UK Power Networks.

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 Storm Building Limited. Further to post-tender correspondence, Storm have confirmed Fixed Costs for most provisional items with those remaining being for statutory services connections and additional works in connection with the UKPN sub-station.
- 6.2 The uplifted figure from Storm us used in the overall price/quality scores and assessments at Appendix A and it can be seen that Storm Building Limited remain the preferred contractor.
- 6.3 We therefore recommend acceptance of the tender from Storm Building Limited in the overall contract sum of £2,320,493.00, and with a contract period of 82 calendar weeks.
- 6.4 The date of possession should be carefully considered in light of the intended programme for the UKPN works.

Signed.....  
On behalf of: PELLINGS LLP

Date 22<sup>nd</sup> November 2016

Countersigned .....  
(Pellings authorised signatory)

Date 22<sup>nd</sup> November 2016



**Appendix A  
Quality Assessments**

LAND AT QUEENS ROAD, NORTH WEALD, ESSEX CM16 6JE - CONTRACT D  
TENDER REPORT 22<sup>ND</sup> NOVEMBER 2016  
APPENDIX A – QUALITATIVE ASSESSMENT

PRICE/QUALITY EVALUATION

Price Scores

|                           |               | Score (Max 60%) |
|---------------------------|---------------|-----------------|
| <b>Kind &amp; Company</b> | £3,249,806.00 | 42.84%          |
| <b>Storm</b>              | £2,320,493.00 | 60.00%          |
| <b>Olli</b>               | £2,432,838.07 | 57.23%          |

Quality Scores

|                          |      | Kind & Co |          | Storm     |          | Olli      |          |
|--------------------------|------|-----------|----------|-----------|----------|-----------|----------|
|                          |      | Out of 10 | Weighted | Out of 10 | Weighted | Out of 10 | Weighted |
| Q1<br>weighting<br>12/40 | PLL  | 7         | 8.4      | 6         | 7.2      | 0         |          |
|                          | ETG  | 8         | 9.6      | 8         | 9.6      | 0         |          |
|                          | EFDC | 8         | 9.6      | 7         | 8.4      | 0         |          |
| <b>Average Weighted</b>  |      |           | 9.2      |           | 8.4      |           | 0        |
| Q2<br>weighting<br>12/40 | PLL  | 7         | 8.4      | 4         | 4.8      | 0         |          |
|                          | ETG  | 8         | 9.6      | 7         | 8.4      | 0         |          |
|                          | EFDC | 6         | 7.2      | 8         | 9.6      | 0         |          |
| <b>Average Weighted</b>  |      |           | 8.4      |           | 7.6      |           | 0        |
| Q3<br>weighting<br>8/40  | PLL  | 5         | 4.0      | 4         | 3.2      | 0         |          |
|                          | ETG  | 8         | 6.4      | 8         | 6.4      | 0         |          |
|                          | EFDC | 6         | 4.8      | 8         | 6.4      | 0         |          |
| <b>Average Weighted</b>  |      |           | 5.1      |           | 5.3      |           | 0        |
| Q4<br>weighting<br>4/40  | PLL  | 6         | 2.4      | 4         | 1.6      | 0         |          |
|                          | ETG  | 7         | 2.8      | 9         | 3.6      | 0         |          |
|                          | EFDC | 8         | 3.2      | 8         | 3.2      | 0         |          |
| <b>Average Weighted</b>  |      |           | 2.8      |           | 2.8      |           | 0        |
| Q5<br>weighting<br>4/40  | PLL  | 4         | 1.6      | 5         | 2.0      | 0         |          |
|                          | ETG  | 8         | 3.2      | 8         | 3.2      | 0         |          |
|                          | EFDC | 6         | 2.4      | 6         | 2.4      | 0         |          |
| <b>Average Weighted</b>  |      |           | 2.4      |           | 2.5      |           | 0        |

| Summary              | Price    | Quality<br>(Total Average Weighted) | Total | Rank |
|----------------------|----------|-------------------------------------|-------|------|
| <b>Kind &amp; Co</b> | 42.84%   | 27.9                                | 70.74 | 2    |
| <b>Storm</b>         | 60.00%   | 26.6                                | 86.60 | 1    |
| <b>Olli</b>          | 57.23% * | 0                                   | 57.23 | 3    |

\* Note: If the sub-station costs for Olli Construction are omitted, the final total would equate to 58.86%

**Appendix B  
Comparison of Contract Sum Analysis**

## Comparison of CSAs

Phase 3 Contract D, Land at Queens Road, North Weald, Essex CM16 6JE - 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     |
|------------|--|-------------------|--------------------|------------|
|            |  | Olli Group        | Storm Building Ltd | Kind & Co  |
| <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                       | 5,000.00          | 13,859.00          | tba        |
| 0.1.2      | Contaminated Land                                      | 0.00              | See P Sums         | tba        |
| 0.1.3      | Eradication of Plant Growth/Invasive Species           | 5,000.00          | Not inc            | tba        |
| <b>0.2</b> | <b>Major Demolition Work</b>                           |                   |                    | 109,523.00 |
| 0.2.1      | Demolition Works                                       | 14,268.00         | 18,000.00          |            |
| 0.2.2      | Removal of any structures / existing foundations etc.  | 4,600.00          | 137,470.00         |            |
| 0.2.3      | Asbestos Removal                                       | 19,400.00         | See P Sums         | 10,000.00  |
| 0.2.4      | UXO monitoring   | 0.00              | See P Sums         |            |
| 0.2.5      | Temporary works  | 800.00            | Inc                |            |
| 0.2.6      | Tree removal   | 5,500.00          | See P Sums         |            |
| <b>0.3</b> | <b>Other Items</b>                                     |                   |                    |            |
| 0.3.1      | Other (Contractor to State)                            | 400.00            | Not inc            |            |
|            | <b>Sub-Total</b>                                       | <b>54,968.00</b>  | <b>169,329.00</b>  |            |
| <b>1</b>   | <b>Substructure</b>                                    |                   |                    | 191,874.00 |
| <b>1.1</b> | <b>Substructure</b>                                    |                   |                    |            |
| 1.1.1      | Basement   | 0.00              | Not inc            |            |
| 1.1.2      | Foundations  | 138,480.00        | 57,540.00          | inc        |
| 1.1.3      | Specialist Foundations                                 | 0.00              | Not Inc            | inc        |
| 1.1.4      | Lowest Floor Construction                              | 11,220.00         | 59,562.00          | inc        |
| <b>1.2</b> | <b>Other Items</b>                                     |                   |                    |            |
| 1.2.1      | Other (Contractor to State)                            | 6,264.00          | Not inc            | 37,450.00  |
|            | <b>Sub-Total</b>                                       | <b>155,964.00</b> | <b>117,102.00</b>  |            |
| <b>2</b>   | <b>Superstructure</b>                                  |                   |                    |            |
| <b>2.1</b> | <b>Frame</b>   |                   |                    | 75,452.00  |
| <b>2.2</b> | <b>Upper Floors</b>                                    |                   | 28,368.00          | 54,948.00  |
| 2.2.1      | Floors   | 37,638.00         | 39,006.00          | inc ab     |
| 2.2.2      | Balconies—Private                                      | 0.00              | Not inc            |            |
| 2.2.3      | Balconies—Communal                                     | 0.00              | Not inc            |            |
| 2.2.4      | Drainage to Balconies—Private                          | 0.00              | Not inc            |            |
| 2.2.5      | Drainage to Balconies—Communal                         | 0.00              | Not inc            |            |

Comparison of CSAs

|            |  | Totals            | Totals             | Totals     |
|------------|--|-------------------|--------------------|------------|
|            |  | Olli Group        | Storm Building Ltd | Kind & Co  |
| <b>2.3</b> | <b>Roof</b>  |                   |                    | 79,065.00  |
| 2.3.1      | Roof Structure   | 38,000.00         | 43,343.00          |            |
| 2.3.2      | Roof Coverings   | 89,376.00         | 55,240.00          |            |
| 2.3.3      | Specialist Roof Systems                                    | 0.00              | Not inc            |            |
| 2.3.4      | Roof Drainage  | 36,000.00         | Inc                |            |
| 2.3.5      | Roof Lights, Skylights and Openings                        | 0.00              | 6,020.00           |            |
| 2.3.6      | Roof Features  | 0.00              | Not inc            |            |
| 2.3.7      | Mansafe-Systems  | 0.00              | Not inc            |            |
| 2.3.8      | Access-Ladders-/Systems                                    | 0.00              | Not inc            |            |
| 2.3.9      | Parapets   | 0.00              | Not inc            |            |
| <b>2.4</b> | <b>Stairs and ramps</b>                                    |                   |                    | 38,160.00  |
| 2.4.1      | Stairs/Ramp Structures                                     | 42,000.00         | 19,200.00          |            |
| 2.4.2      | Stair/Ramp Finishes  | 0.00              | 8,083.00           |            |
| 2.4.3      | Stair/Ramp Balustrades and Handrails                       | 1,800.00          | 5,400.00           |            |
| 2.4.4      | Ladders/Chutes/Slides                                      | 0.00              | Not inc            |            |
| <b>2.5</b> | <b>External Walls</b>                                      |                   |                    | 160,709.00 |
| 2.5.1      | Retaining Walls  | 97,000.00         | 20,076.00          |            |
| 2.5.2      | External Enclosing Walls above ground level                | 0.00              | 189,920.00         |            |
| 2.5.3      | External Enclosing Walls below ground level                | 0.00              | 21,440.00          |            |
| 2.5.4      | Solar/Rain-Screening                                       | 0.00              |                    |            |
| 2.5.5      | External Soffits   | 0.00              | 9,600.00           |            |
| 2.5.6      | Subsidiary Walls and Balustrades and Proprietary-Balconies | 0.00              | Not inc            |            |
| 2.5.7      | Façade Access/Cleaning-Systems                             | 0.00              | Not inc            |            |
| <b>2.6</b> | <b>Windows and External Doors</b>                          |                   |                    | 84,685.00  |
| 2.6.1      | External Windows   | 74,600.00         | 65,623.00          |            |
| 2.6.2      | External Doors   | 50,900.00         | Inc                |            |
| <b>2.7</b> | <b>Internal Walls and Partitions</b>                       |                   |                    | 35,043.00  |
| 2.7.1      | Walls and Partitions                                       | 108,500.00        | 97,025.00          |            |
| 2.7.2      | Balustrades and Handrails                                  | 0.00              | Inc                |            |
| <b>2.8</b> | <b>Internal Doors</b>                                      |                   |                    | 100,035.00 |
| 2.8.1      | Internal Doors   | 32,400.00         | 15,356.00          |            |
| <b>2.9</b> | <b>Other Items</b>   |                   |                    | Not inc    |
| 2.9.1      | Other (Contractor to State)                                | 0.00              |                    |            |
|            | <b>Sub-Total</b>   | <b>608,214.00</b> | <b>623,700.00</b>  |            |

Comparison of CSAs

|            |   | Totals            | Totals             | Totals     |
|------------|---|-------------------|--------------------|------------|
|            |   | Olli Group        | Storm Building Ltd | Kind & Co  |
| <b>3</b>   | <b>Internal Finishes</b>                            |                   |                    |            |
| <b>3.1</b> | <b>Wall Finishes</b>                                |                   |                    | 78,525.00  |
| 3.1.1      | 2 Coat Plaster                                      | 30,975.00         | 39,006.00          |            |
| 3.1.2      | Skim Coat Plaster                                   | 10,440.00         | Inc                | inc ab     |
| 3.1.3      | Ceramic Tiling                                      | 10,140.00         | 16,800.00          | inc ab     |
| 3.1.4      | Decorations   | 39,000.00         | 40,624.00          | inc ab     |
| <b>3.2</b> | <b>Floor Finishes</b>                               |                   |                    | 38,314.00  |
| 3.2.1      | Barrier Matting                                     | 7,155.00          | 2,240.00           |            |
| 3.2.2      | Carpet  | 0.00              | Not inc            |            |
| 3.2.3      | Vinyl Tiles   | 0.00              | Not inc            |            |
| 3.2.4      | Sheet Vinyl   | 0.00              | 15,239.00          |            |
| 3.2.5      | Ceramic Tiling                                      | 13,925.00         | Not inc            |            |
| <b>3.3</b> | <b>Ceiling Finishes</b>                             |                   |                    | 29,453.00  |
| 3.3.1      | Finishes to Ceilings                                | 31,980.00         | 36,595.00          |            |
| 3.3.2      | False Ceilings                                      | 0.00              | Not inc            |            |
| 3.3.3      | Demountable Suspended Ceilings                      | 0.00              | Not inc            |            |
| <b>3.4</b> | <b>Other Items</b>                                  |                   |                    |            |
| 3.4.1      | Other (Contractor to State)                         | 0.00              | Not inc            |            |
|            | <b>Sub-Total</b>                                    | <b>143,615.00</b> | <b>150,504.00</b>  |            |
| <b>4</b>   | <b>Fittings Furnishings and Equipment</b>           |                   |                    | 101,100.00 |
| <b>4.1</b> | <b>Fittings Furnishings and Equipment</b>           |                   |                    |            |
| 4.1.1      | General Fittings, Furnishings and Equipment         | 0.00              | 19,552.00          | inc ab     |
| 4.1.2      | Domestic Kitchen Fittings and Equipment             | 90,000.00         | 26,520.00          | inc ab     |
| 4.1.3      | White Goods   | 0.00              | 17,400.00          | inc ab     |
| 4.1.4      | Special Purpose Fittings, Furnishings and Equipment | 0.00              | Not inc            |            |
| 4.1.5      | Signs / Notices                                     | 0.00              | See P Sums         | inc ab     |
| <b>4.2</b> | <b>Other Items</b>                                  |                   |                    |            |
| 4.2.1      | Other (Contractor to State)                         | 0.00              | Not inc            |            |
|            | <b>Sub-Total</b>                                    | <b>90,000.00</b>  | <b>63,472.00</b>   |            |

Comparison of CSAs

|             |  | Totals            | Totals             | Totals     |
|-------------|--|-------------------|--------------------|------------|
|             |  | Olli Group        | Storm Building Ltd | Kind & Co  |
| <b>5</b>    | <b>Services</b>                                      |                   |                    | 185,000.00 |
| <b>5.1</b>  | <b>Sanitary Installations</b>                        |                   |                    | 23,760.00  |
| 5.1.1       | Sanitary Appliances                                  | 18,600.00         | 11,706.00          | inc ab     |
| 5.1.2       | Sanitary Ancillaries                                 | 1,440.00          | 1,610.00           |            |
| <b>5.2</b>  | <b>Services Equipment</b>                            |                   |                    |            |
| <b>5.3</b>  | <b>Disposal Installations</b>                        |                   |                    |            |
| 5.3.1       | Foul Drainage above ground                           | 15,360.00         | 10,000.00          | see below  |
| 5.3.2       | Chemical, Toxic and Industrial Liquid Waste Drainage | 0.00              | Not inc            |            |
| 5.3.3       | Refuse Disposal                                      | 2,550.00          | 1,500.00           | see below  |
| <b>5.4</b>  | <b>Water Installations</b>                           |                   |                    | inc ab     |
| 5.4.1       | Mains Water Supply                                   | 30,000.00         | 15,000.00          |            |
| 5.4.2       | Cold Water Distribution                              | 19,200.00         | 18,000.00          |            |
| 5.4.3       | Hot Water Distribution                               | 19,200.00         | 20,000.00          |            |
| 5.4.4       | Local Hot Water Distribution                         | 0.00              | 5,000.00           |            |
| 5.4.5       | Steam and condensate Distribution                    | 0.00              | Inc                |            |
| <b>5.5</b>  | <b>Heat Source</b>                                   |                   |                    |            |
| <b>5.6</b>  | <b>Space Heating and Air Conditioning</b>            |                   | 24,000.00          | inc ab     |
| 5.6.1       | Central Heating                                      | 42,000.00         | 30,000.00          |            |
| 5.6.2       | Local Heating  | 0.00              | Inc                |            |
| 5.6.3       | Central Cooling                                      | 0.00              | Not inc            |            |
| 5.6.4       | Local Cooling  | 0.00              | Not inc            |            |
| 5.6.5       | Central Heating and Cooling                          | 0.00              | Not inc            |            |
| 5.6.6       | Local Heating and Cooling                            | 0.00              | Not inc            |            |
| 5.6.7       | Central Air Conditioning                             | 0.00              | Not inc            |            |
| 5.6.8       | Local Air Conditioning                               | 0.00              | Not inc            |            |
| <b>5.7</b>  | <b>Ventilation Systems</b>                           |                   |                    | inc ab     |
| 5.7.1       | Central Ventilation                                  | 0.00              | 12,000.00          |            |
| 5.7.2       | Local and Special Ventilation                        | 10,800.00         | Inc                |            |
| 5.7.3       | Smoke Extract/Control                                | 3,720.00          | Inc                |            |
| <b>5.8</b>  | <b>Electrical Installations</b>                      |                   |                    | 165,000.00 |
| 5.8.1       | Electric Mains and Sub-mains Distribution            | 72,000.00         | 45,997.00          | inc ab     |
| 5.8.2       | Power Installations                                  | 24,000.00         | Inc                | inc ab     |
| 5.8.3       | Lighting Installations                               | 9,600.00          | Inc                | inc ab     |
| 5.8.4       | Specialist Lighting Installations                    | 0.00              | Inc                |            |
| 5.8.5       | Local Electricity Generation Systems                 | 0.00              | Inc                |            |
| 5.8.6       | Earthing and Bonding Systems                         | 1,500.00          | Inc                | inc ab     |
| <b>5.14</b> | <b>Builder's Work in Connection With Services</b>    |                   |                    | inc ab     |
| <b>5.15</b> | <b>Other Items</b>                                   |                   |                    |            |
| 5.15.1      | Other (Contractor to State)                          | 0.00              | Not inc            |            |
|             | <b>Sub-Total</b>                                     | <b>269,970.00</b> | <b>194,813.00</b>  |            |
| <b>6.0</b>  | <b>Fire Installations</b>                            |                   |                    | inc ab     |
| <b>6.1</b>  | <b>Fire and Lightning Protection</b>                 |                   |                    |            |
| 6.1.1       | Fire alarms and smoke detection                      | 1,500.00          | 18,100.00          |            |
| 6.1.2       | Lightning protection                                 | 0.00              | 3,000.00           |            |
| 6.1.3       | Sprinkler System(s)                                  | 0.00              | Not inc            | n/a        |

Comparison of CSAs

|            |  | Totals           | Totals               | Totals     |
|------------|--|------------------|----------------------|------------|
|            |  | Olli Group       | Storm Building Ltd   | Kind & Co  |
| <b>6.2</b> | <b>Communications, Security and Control Systems</b>                                      |                  |                      |            |
| 6.2.1      | Door-entry   | 0.00             |                      |            |
| 6.2.2      | CCTV   | 0.00             | Not inc              |            |
| <b>6.3</b> | <b>Special Installations</b>   |                  |                      |            |
| 6.3.1      | Photovoltaic installation  | 42,000.00        | 25,995.00            |            |
| <b>6.4</b> | <b>Lifts</b>   |                  |                      | n/a        |
| 6.4.1      | Lift installations   | 0.00             | Not inc              |            |
| <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)  | 0.00             | Not inc              |            |
|            | <b>Sub-Total</b>   | <b>43,500.00</b> | <b>47,095.00</b>     |            |
| <b>7.0</b> | <b>Electrical Sub-Station</b>  |                  |                      | see ab     |
| 7.1        | New sub-station - PC sum for UKPN works  | 67,458.00        | To be paid by client |            |
| 7.2        | Builders works associated with the above, including trenches and ducts across allotments | 5,000.00         | See P Sums           | see ab     |
| 7.3        | Other Items  | 0.00             | See P Sums           |            |
| 7.3.1      | Decommissioning of existing substation, substrate and site clearance                     | 10,000.00        | See P Sums           |            |
|            | <b>Sub-Total</b>   | <b>82,458.00</b> | <b>0.00</b>          |            |
| <b>8.0</b> | <b>District Heating / Energy Supply Company (ESCo)</b>                                   |                  |                      |            |
| 8.1        | Attendance on ESCo   | 0.00             | Not inc              |            |
| 8.2        | Builders' work in connection with ESCo   | 0.00             | Not inc              |            |
| 8.3        | Other Items  | 0.00             | Not inc              |            |
| 8.3.1      | Other (Contractor to State)  | 0.00             | Not inc              |            |
|            | <b>Sub-Total</b>   | <b>0.00</b>      | <b>0.00</b>          |            |
| <b>9</b>   | <b>External Works</b>  |                  |                      | 366,656.00 |
| <b>9.1</b> | <b>Roads, Paths Pavings and Surfacing</b>  |                  |                      | inc ab     |
| 9.1.1      | Roads, Paths and Pavings   | 61,400.00        | 72,870.00            | inc ab     |
| 9.1.2      | Special Surfacing and Pavings  | 58,000.00        | 34,380.00            | inc ab     |
| <b>9.2</b> | <b>Soft Landscaping, Planting and Irrigation Systems</b>                                 |                  |                      |            |
| 9.2.1      | Seeding and Turfing  | 1,500.00         | 10,666.00            | inc ab     |
| 9.2.2      | External Planting  | 9,200.00         | 4,800.00             | inc ab     |



Comparison of CSAs

|              |   | Totals            | Totals                | Totals    |
|--------------|---|-------------------|-----------------------|-----------|
|              |   | Olli Group        | Storm Building Ltd    | Kind & Co |
| <b>9.3</b>   | <b>Fencing, Railings and Walls</b>                            |                   |                       |           |
| 9.3.1        | Fencing and Railings  | 69,300.00         | 1,625.00              | inc ab    |
| 9.3.2        | Walls and Screens   | 0.00              | 8,400.00              | inc ab    |
| 9.4          | Retaining Walls   | 0.00              | Not inc               |           |
| 9.4.1        | Barriers and Guardrails                                       | 3,500.00          | Not inc               |           |
| <b>9.4.2</b> | <b>External Fixtures</b>                                      |                   |                       |           |
| 9.4.3        | Site / Street Furniture and Equipment                         | 12,000.00         | 14,700.00             |           |
| <b>9.4.4</b> | <b>External Drainage</b>                                      |                   |                       | 90,000.00 |
| 9.5          | Surface Water and Foul Water Drainage                         | 0.00              | 119,333.00            |           |
| <b>9.5</b>   | <b>External Services and Utilities</b>                        |                   |                       | 80,000.00 |
| 9.6          | Water & Sewer Supply  | 0.00              | See P Sums            |           |
| 9.6.1        | Electricity Mains Supply                                      | 0.00              | See P Sums            |           |
| 9.6.2        | External Transformation Devices                               | 0.00              | Not inc               |           |
| 9.6.3        | Electricity Distribution to External Plant and Equipment      | 0.00              | Not inc               |           |
| 9.6.4        | Gas Mains Supply  | 88,000.00         | See P Sums            |           |
| 9.6.5        | Telecommunications and other Communication System Connections | 6,000.00          | See P Sums            |           |
| 9.6.6        | Builder's Work in Connection with External Services           | 0.00              | 7,500.00              |           |
| 9.6.7        | PV Installation / Renewables                                  | 0.00              | Inc                   |           |
| 9.6.8        | Broadband / TV  | 0.00              | 6,000.00              |           |
| 9.6.9        | Drainage survey (upon completion)                             | 960.00            | 2,000.00              |           |
| <b>9.7</b>   | <b>Other Items</b>  |                   |                       |           |
| 9.7.1        | PC Sum for driveway works to No.17 Queens Road                | 5,000.00          | To be paid by client  | 13,000.00 |
|              | <b>Sub-Total</b>  | <b>314,860.00</b> | <b>282,274.00</b>     |           |
| <b>10</b>    | <b>Highways</b>   |                   |                       |           |
| 10.1         | Crossovers  | 0.00              | See P Sums            |           |
| 10.2         | Roads adopted   | 0.00              | Not inc               |           |
| 10.3         | Roads unadopted   | 0.00              | Inc in external works |           |
| 10.4         | Footpaths adopted   | 0.00              | Not inc               |           |
| 10.5         | Roads unadopted   | 0.00              | Inc in external works |           |
| 10.6         | Section 278 works   | 12,000.00         | See P Sums            |           |
| 10.7         | Lighting  | 23,500.00         | 7,500.00              |           |
| 10.8         | Signage   | 1,500.00          | See P Sums            |           |
| <b>10.9</b>  | <b>Other Items</b>  |                   |                       |           |
| 10.9.1       | Other (Contractor to State)                                   | 0.00              | Not inc               |           |

Comparison of CSAs

|             |   | Totals     | Totals             | Totals     |
|-------------|---|------------|--------------------|------------|
|             |   | Olli Group | Storm Building Ltd | Kind & Co  |
| <b>11</b>   | <b>Main Contractor's Preliminaries</b>  |            | 294,467.00         | 664,015.00 |
| <b>11.1</b> | <b>Main Contractor's Cost Items</b>     |            |                    |            |
| 11.1.1      | Construction Manager                    | 21,000.00  |                    |            |
| 11.1.2      | Project Manager                         | 21,000.00  |                    |            |
| 11.1.3      | Assistant Project Manager               | 0.00       |                    |            |
| 11.1.4      | Quantity Surveyor                       | 19,600.00  |                    |            |
| 11.1.5      | Contracts Manager                       | 1,820.00   |                    |            |
| 11.1.6      | Site Engineers                          | 1,820.00   |                    |            |
| 11.1.7      | Site Agent                              | 1,820.00   |                    |            |
| 11.1.8      | Document Controller                     | 14,000.00  |                    |            |
| 11.1.9      | Design Manager                          | 0.00       |                    |            |
| 11.1.10     | Building Services Manager               | 0.00       |                    |            |
| 11.1.11     | Labourer                                | 11,200.00  |                    |            |
| 11.1.12     | Banksman                                | 11,200.00  |                    |            |
| 11.1.13     | Gate Operative                          | 0.00       |                    |            |
| 11.1.14     | Temporary Works Co-ordinator            | 0.00       |                    |            |
| 11.1.15     | Other (Contractor to State)             | 0.00       |                    |            |
| 11.1.16     | Other (Contractor to State)             | 0.00       |                    |            |
| 11.1.17     | Other (Contractor to State)             | 0.00       |                    |            |
| 11.1.18     | Other (Contractor to State)             | 0.00       |                    |            |
| 11.1.19     | Other (Contractor to State)             | 0.00       |                    |            |
| <b>11.2</b> | <b>Site Accommodation</b>               |            |                    |            |
| 11.2.1      | Oasis Unit - Delivery                   | 207.00     |                    |            |
| 11.2.2      | Oasis Unit - Set-Up                     | 0.00       |                    |            |
| 11.2.3      | Oasis Unit - Hire                       | 8,500.00   |                    |            |
| 11.2.4      | Oasis Unit - Removal                    | 207.00     |                    |            |
| 11.2.5      | Site Office / Meeting Room - Delivery   | 207.00     |                    |            |
| 11.2.6      | Site Office / Meeting Room - Set-Up     | 0.00       |                    |            |
| 11.2.7      | Site Office / Meeting Room - Hire       | 1,560.00   |                    |            |
| 11.2.8      | Site Office / Meeting Room - Removal    | 207.00     |                    |            |
| 11.2.9      | Drying Rooms / WCs / Welfare - Delivery | 207.00     |                    |            |
| 11.2.10     | Drying Rooms / WCs / Welfare - Set-Up   | 0.00       |                    |            |
| 11.2.11     | Drying Rooms / WCs / Welfare - Hire     | 2,640.00   |                    |            |
| 11.2.12     | Drying Rooms / WCs / Welfare - Removal  | 207.00     |                    |            |
| 11.2.13     | Staircase - Delivery                    | 207.00     |                    |            |
| 11.2.14     | Staircase - Set-Up                      | 86.00      |                    |            |
| 11.2.15     | Staircase - Hire                        | 241.50     |                    |            |
| 11.2.16     | Staircase - Removal                     | 207.00     |                    |            |
| 11.2.17     | Hire of Furniture / Equipment           | 0.00       |                    |            |
| 11.2.18     | Consumables                             | 0.00       |                    |            |

Comparison of CSAs

|             |   | Totals     | Totals             | Totals    |
|-------------|---|------------|--------------------|-----------|
|             |   | Olli Group | Storm Building Ltd | Kind & Co |
| <b>11.3</b> | <b>Temporary Services</b>                         |            |                    |           |
| 11.3.1      | Temporary Electrics - Set-Up                      | 1,400.00   |                    |           |
| 11.3.2      | Temporary Electrics - Charges                     | 210.00     |                    |           |
| 11.3.3      | Temporary Electrics - Removal                     | 0.00       |                    |           |
| 11.3.4      | Temporary Water and Drainage - Set-Up             | 640.00     |                    |           |
| 11.3.5      | Temporary Water and Drainage - Charges            | 96.00      |                    |           |
| 11.3.6      | Temporary Water and Drainage - Removal            | 320.00     |                    |           |
| 11.3.7      | Communications - Set-Up                           | 500.00     |                    |           |
| 11.3.8      | Communications - Charges                          | 75.00      |                    |           |
| 11.3.9      | Communications - Removal                          | 0.00       |                    |           |
| 11.3.10     | Hoarding and Barriers - Set-Up                    | 960.00     |                    |           |
| 11.3.11     | Hoarding and Barriers - Hire / Alter / Inspection | 3,189.00   |                    |           |
| 11.3.12     | Hoarding and Barriers - Removal                   | 960.00     |                    |           |
| <b>11.4</b> | <b>Scaffolding and Crane</b>                      |            |                    |           |
| 11.4.1      | Scaffolding - Set-Up                              | 0.00       |                    |           |
| 11.4.2      | Scaffolding - Hire / Alter / Inspection           | 20,160.00  |                    |           |
| 11.4.3      | Scaffolding - Removal                             | 0.00       |                    |           |
| 11.4.4      | Crane—delivery                                    | 0.00       |                    |           |
| 11.4.5      | Crane—set-up                                      | 0.00       |                    |           |
| 11.4.6      | Crane—hire  | 0.00       |                    |           |
| 11.4.7      | Crane—operator                                    | 0.00       |                    |           |
| 11.4.8      | Crane—removal                                     | 0.00       |                    |           |
| <b>11.5</b> | <b>Mechanical Plant</b>                           |            |                    |           |
| 11.5.1      | Contractor to Specify - Delivery                  | 0.00       |                    |           |
| 11.5.2      | Contractor to Specify - Set-Up                    | 0.00       |                    |           |
| 11.5.3      | Contractor to Specify - Hire                      | 0.00       |                    |           |
| 11.5.4      | Contractor to Specify - Consumables               | 0.00       |                    |           |
| 11.5.5      | Contractor to Specify - Operator                  | 0.00       |                    |           |
| 11.5.6      | Contractor to Specify - Removal                   | 0.00       |                    |           |
| 11.5.7      | Contractor to Specify - Delivery                  | 0.00       |                    |           |
| 11.5.8      | Contractor to Specify - Set-Up                    | 0.00       |                    |           |
| 11.5.9      | Contractor to Specify - Hire                      | 0.00       |                    |           |
| 11.5.10     | Contractor to Specify - Consumables               | 0.00       |                    |           |
| 11.5.11     | Contractor to Specify - Operator                  | 0.00       |                    |           |
| 11.5.12     | Contractor to Specify - Removal                   | 0.00       |                    |           |
| 11.5.13     | Contractor to Specify - Delivery                  | 0.00       |                    |           |
| 11.5.14     | Contractor to Specify - Set-Up                    | 0.00       |                    |           |
| 11.5.15     | Contractor to Specify - Hire                      | 0.00       |                    |           |
| 11.5.16     | Contractor to Specify - Consumables               | 0.00       |                    |           |
| 11.5.17     | Contractor to Specify - Operator                  | 0.00       |                    |           |
| 11.5.18     | Contractor to Specify - Removal                   | 0.00       |                    |           |
| <b>11.6</b> | <b>Other Items</b>                                |            |                    |           |
| 11.6.1      | Skips and Waste Disposal                          | 43,380.00  |                    |           |
| 11.6.2      | Protection  | 0.00       |                    |           |
| 11.6.3      | Builders Clean                                    | 720.00     |                    |           |
| 11.6.4      | Sparkle Clean                                     | 960.00     |                    |           |

Comparison of CSAs

|         |  | Totals              | Totals              | Totals              |
|---------|--|---------------------|---------------------|---------------------|
|         |  | Olli Group          | Storm Building Ltd  | Kind & Co           |
| 11.6.5  | Nameboards                                     | 1,500.00            |                     |                     |
| 11.6.6  | Security - Out of Hours                        | 5,600.00            |                     |                     |
| 11.7    | <b>Other Items</b>                             |                     |                     |                     |
| 11.7.1  | Other (Contractor to State)                    |                     | Not inc             |                     |
|         | <b>Sub-Total</b>                               | <b>235,813.50</b>   | <b>0.00</b>         |                     |
| 12      | <b>Main Contractor's Overheads and Project</b> |                     |                     | 224,461.00          |
| 12.1    | Main Contractor's Overheads                    | 202,613.05          | Inc                 |                     |
| 12.2    | Main Contractor's Profit                       | 101,306.52          | Inc                 |                     |
| 12.3    | <b>Other Items</b>                             |                     |                     |                     |
| 12.3.1  | Other (Contractor to State)                    | 0.00                |                     |                     |
|         | <b>Sub-Total</b>                               | <b>303,919.57</b>   | <b>0.00</b>         |                     |
| 13      | <b>Project/Design Team Fees</b>                |                     |                     | 177,000.00          |
| 13.1    | <b>Consultant's Fees</b>                       |                     |                     |                     |
| 13.1.1  | Consultant's Fees                              | 0.00                | 3,100.00            |                     |
| 13.1.2  | Architect                                      | 49,103.00           | 47,564.00           |                     |
| 13.1.3  | Structural Engineer                            | 13,200.00           | 26,549.00           |                     |
| 13.1.4  | Mechanical Engineer                            | 18,800.00           | 12,730.00           |                     |
| 13.1.5  | Electrical Engineer                            | 0.00                | 12,728.00           |                     |
| 13.1.6  | Landscape Architect                            | 0.00                | 6,000.00            |                     |
| 13.1.7  | Principal Designer                             | 0.00                | Not inc             |                     |
| 13.1.8  | Other (Contractor to State)                    | 1,560.00            |                     |                     |
| 13.1.9  | Other (Contractor to State)                    | 0.00                |                     |                     |
| 13.1.10 | Other (Contractor to State)                    | 0.00                |                     |                     |
| 13.2    | <b>Main Contractor's Fees &amp; On Costs</b>   |                     |                     |                     |
| 13.2.1  | Performance-Bond and PCG                       | 0.00                | Not inc             |                     |
| 13.2.2  | Planning fees                                  | 6,840.00            | 2,000.00            |                     |
| 13.2.3  | Building Regulation fees                       | 7,128.00            | 3,254.00            |                     |
| 13.2.4  | Other statutory fees                           | 0.00                | Inc                 |                     |
| 13.2.5  | Pre Construction Surveys                       | 0.00                | Refer to CPs        |                     |
| 13.2.6  | NHBC Fees                                      | 24,000.00           | 31,062.00           |                     |
| 13.3    | <b>Other Items</b>                             |                     |                     |                     |
| 13.3.1  | Other (Contractor to State)                    | 1,425.00            | Not inc             |                     |
|         | <b>Sub-Total</b>                               | <b>122,056.00</b>   | <b>144,987.00</b>   |                     |
| 14      | <b>Other Development and/or Project Costs</b>  |                     |                     |                     |
| 14.1    | <b>Project Risks</b>                           |                     |                     | 26,858.00           |
| 14.1.1  | Specific project risks not covered elsewhere   | 0.00                | Not inc             |                     |
| 14.2    | <b>Other Items</b>                             |                     |                     |                     |
| 14.2.1  | Other (Contractor to State)                    | 4,000.00            | 75,250.00           | 9,720.00            |
| 14.2.2  | Other (Contractor to State)                    | 3,000.00            | Not inc             |                     |
| 14.2.3  | Other (Contractor to State)                    | 500.00              | Not inc             |                     |
| 14.2.4  | Other (Contractor to State)                    |                     | Not inc             |                     |
|         | <b>Sub-Total</b>                               | <b>7,500.00</b>     | <b>75,250.00</b>    |                     |
|         | <b>Totals</b>                                  | <b>2,432,838.07</b> | <b>2,170,493.00</b> | <b>3,249,806.00</b> |

Comparison of CSAs

|                            |  | Totals   | Totals   | Totals   |
|----------------------------|--|--|--|--|
|                            |  | Olli Group   | Storm Building Ltd   | Kind & Co  |
| 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) | Provisional Sums (Section 1.7.1 of the Employers Requirements) |
|                            | Total carried to Form of Tender                                | Total carried to Form of Tender                                | Total carried to Form of Tender                                | Total carried to Form of Tender                                |