

Appendix C
Post Tender Correspondence

Ian Collins

From: Erkin Said <erkin.said@stormbuilding.com>
Sent: 18 November 2016 15:08
To: Ian Collins
Cc: Chris Flannery; Kieran Santry
Subject: Queens Road Epping
Attachments: P Sums Fixed costs - Revised 18.11.2016.docx

Good afternoon Ian,

Please find our below responses in highlighted in yellow (our earlier responses are in red text) and our updated Provisional Sum table.

Should you have any further queries, then please feel free to contact myself.

We look forward to hearing from you.

Many thanks

Erkin

1) Rights of Light – noted Employer to accept.

We note this accepted as the Employers responsibility.

2) Party Wall matters as required under the Party Wall etc Act 1996 are the responsibility of the Employer.

We note this is accepted as the Employers responsibility.

Other neighbourly matters are the responsibility of the contractor. Please confirm that such neighbourly matters are included within your tender.

We confirm neighbourly matters are included in our tender.

3) Location of UKPN substation – we note your comment regarding the position.

We confirm that we have only allowed for the electric substation location as noted on the tender drawings.

4) S106 or CIL payment – your comments are noted and we confirm that any such payments would be the responsibility of the Employer.

We note that this is the Employers responsibility and our Contractors Proposal is to remain.

5) 'Reasonable endeavours' – could you please advise on where you require this change of wording to apply.

Wherever it is stated in the ER's, we would like 'best endeavours' replaced with 'reasonable endeavours'.

Accepted.

6) There will be no adjustment to contract amendments, hierarchy documents or discrepancies in the documents. Please confirm your acceptance of the tendered document.

We would like to clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) reinstated.

Please can the LAD's figure of £6,281/week = £518/per unit be checked please as this seems high.

No adjustment.

We would respectfully request if clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) could be reinstated please, as they are only related to time.

With regards to the LAD's figure, we have recently completed a scheme for East Thames and the LAD figure was not more than £250/per unit and would also ask if this figure could be looked at please.

7) Invasive species – it is the intention that the contractor take all risk of the site in respect of contamination including invasive species. Please confirm your acceptance.

We would like to commission a specialist to carry out an invasive plant species survey for the site. There should be sufficient time for this survey to be carried out as the Date of Possession is not until February.

Contamination is covered in our Provisional Sum as attached.

Noted that you propose a Provisional Sum for this item. This is being discussed with the Employer.

Thank you but please note that this provisional sum allowance is currently excluded from our tender sum.

8) Stopping up – your statement is noted.

We confirm that we have made no allowance for stopping up orders.

Noted.

9) Archaeological – there is no archaeological requirement in the planning consent. Please confirm your acceptance of this requirement.

We confirm that we have made no allowance for archaeological matters.

Noted.

10) Air permeability – please confirm compliance with the Employer's Requirements.

We will comply with the ER's.

Noted.

11) Mansafe systems – please confirm compliance with the Employer's Requirements.

We have made no allowance for mansafe systems, as the scheme comprises of houses with tiled pitched roofs and our experience of installing mansafe systems is on flat roofs.

Noted.

12) Please confirm your specific Contractor's Proposals in connection with discharging of foul and surface water off site. Should this not be achievable with gravity systems, then pump sets will be required. Please clarify.

With regards to surface water please refer to item 18 below.

With regards to foul water we have allowed for the foul water to be disposed via gravity to the sewers within the allotment gardens.

We note that you are also proposing a Provisional Sum for drainage issues (item 8 of your Provisional Sum table). Could you please confirm what has been priced for within your tender relating to drainage and what you anticipate will sit within a Provisional Sum.

Please see attached schedule confirming a fixed price for the new foul and surface water works.

13) Wheelchair units – your comments are noted.

We have made no allowance for wheelchair units.

Noted.

14) Works off site – please confirm compliance with the Employer's Requirements.

Julia King's e-mail dated 14th October stated the following:

'Offsite Works: Aside for the need to lay ducts for future provision of electricity cables across the adjacent allotment and the works to No.17 Queens Road, there are no other works envisaged outside of the site redline. The exception to this would be if the contractor wishes to make connections into drainage infrastructure already insitu outside of the redline, such as within the adjacent allotment land.'

We have made allowance as Pelling's response except the statement 'no other works envisaged outside of the site redline'.

Noted.

15) Please confirm compliance with the Employer's Requirements and that you will meet Building Control and any local fire legislation should you not install a sprinkler system.

Our initial indication is that this may be required but could be subject to consultation and agreement with the local fire authority.

At this stage, we are keen to keep the tender price low and this item has therefore been excluded until the requirement is confirmed.

Please confirm that your tender will include all required works to meet Building Control compliance.

Please see attached schedule confirming a fixed price for a sprinkler system.

16) Boiler position – comments noted.

Noted.

17) It is the Employer's intention that the contractor takes on any risk of the site being in a flood risk zone. Please confirm acceptance.

We have allowed for raised external door thresholds, air bricks and raised electrical sockets, although please note that former and latter may compromise compliance with the Lifetime Homes standards.

Please confirm your proposal regarding raised external door thresholds – will this not compromise Building Control requirements for accessible entrances?

The Building Regulations requires the principal private entrance or the alternative private entrance where step free access cannot be achieved to the principal private entrance to have an accessible threshold.

Ultimately, the thresholds will be required to comply with the building regulations.

18) It will be the requirement of the contract that the contractor installs drainage from the site in compliance with all statutory requirements. Please confirm acceptance and compliance.

To avoid potentially unnecessary additional cost to our tender for an attenuation tank and a pumped system to Queens Rd, we have allowed for a soakaway and overflow to the watercourse as set out in our Contractors Proposals until it has been confirmed this is not feasible.

We note that you are also proposing a Provisional Sum for drainage issues (item 8 of your Provisional Sum table). Could you please confirm what has been priced for within your tender relating to drainage and what you anticipate will sit within a Provisional Sum.

Please see attached schedule confirming a fixed price for the new foul and surface water works.

19) Foundations – it is a requirement of the contract that the contractor designs and installs foundations to suit the site conditions. We note your proposals for strip foundations. Any adjustment to foundation design and installation accordingly will not be considered a change under the building contract. Please confirm acceptance.

We are currently reviewing the foundation design and will advise in due course.

Please confirm.

Please see attached schedule confirming this is a fixed price for the foundations.

20) Curtain wall system – the Employer will be willing to discuss Value Engineering of the curtain wall system to achieve a reduction on any tendered sum.

However, it is assumed that your tendered sum reflects the current Employer's Requirements on this element and we would be grateful if you could please confirm this.

We have allowed for a similar look to the curtain walling system.

Your comment implies that you are not meeting the Employer's Requirement for the curtain wall system and that you are allowing 'similar'. Please confirm compliance.

We are proposing a window on each floor with cladding/brickwork detail in-between, as opposed to a curtain walling system.

We will accept the risk with the planners.

Erkin Said

Head of New Build



storm building limited, storm house, 379 richmond road, richmond, tw1 2ef

Fixed cost & Provisional Sums – Queens Road

Revised 18.11.2016		Fixed Cost	Provisional Sum
1.	Permanent Signage	£1,000	
2.	Additional works to boundary walls	£5,000	
3.	UK Power Networks for new sub station £65,000 omitted as per addendum No. 2. EDFC will place order.	£0	
4.	Works to refurbish front driveway of No.17 Queens Road	£7,000	
5.	Other works required by the UKPN in relation to point 3 above, which UKPN will not be undertaking.		£15,000
6.	Deal with all matters of a 'neighbourly' nature, including but not limited to resident liaison, scaffold and crane oversail licences, compensation payments, works to boundaries and adjoining structures that are effected by our works that result in new sheds, fencing etc.	£1,000	
7.	Requirements to achieve SBD 'gold' standard. Our experience suggests that the requirements to comply with SBD on some aspects are subjective as they are dependent on the SBD for the scheme. Given the requirements for a gold standard, we have allowed for a provisional sum.	£2,000	
8.	<u>Statutory Authorities and Utility Services, Private or Public, including builders work – New or Existing</u> For all matters related to the statutory services, utilities and authority woks (includes drainage and BT) underground or overhead, that includes but is not limited to; disconnections, connections – including those to existing public and private, diversions, relocations, reinforcement, build over agreements, reinforcement, temporary works, protections, works on and off-site, upgrades to increase capacity, infrastructure charges, new networks, new mains and services required to service the site and any associated legal agreements.		£20,000
9.	Apprenticeships and/or trainees.	£2,000	
10.	<u>Please note revised.</u> Highways and Public Footpaths: Including all S278, S38, S184 or any highway agreement works. Fixed price for the works required to kerbs and pavements, but excludes lowering services, relocation or new street lighting, relocation of the existing plant and structures, solicitors fess etc. We have assumed the Client will be the signatory on all Highway Agreements.	£5,000	
11.	Compliance with recommendations set out in Section 5 of the Phase 1 Habitat survey by LaDellwood June 2015 – as not seen a copy of the requirements.	£500	
12.	Asbestos removal, survey and disposing of contents in the garages.	£1,000	
13.	Soils reports assigned to Storm.	£2,000	
14.	UXO Bomb survey and associated works.	£750	
15.	Ecology and all other works required for the Code For Sustainable Homes. <u>Please note revised.</u> Fixed Price on the basis that no formal BRE or Storma certification is required and we will undertake out own review.	£2,000	
16.	Contamination, including but not limited to gas monitoring, pumping water from site and supporting excavations, removal of contaminated soil and the import of clean inert material. Gas protection and ground water – as per addendum issued on the 27.09.16 – gas monitor repaired and recalibrated – will this be accepted by the planners? As the approval of the reports is subject to the planners, all reports and associated contaminated works are covered under a provisional sum.	£10,000	
17.	Arboricultural/tree works and fees.	£1,000	
Total Fixed Costs		£40,250	
Total Provisional Sums			£35,000
Sub-Total			£2,170,493
Foundations, Contamination, New Foul and Surface Water Works, and Sprinklers		£150,000	
Tender Sum			£2,320,493

Susan Walland

From: Kieran Santry <kieran.santry@stormbuilding.com>
Sent: 16 November 2016 12:01
To: Ian Collins
Cc: Erkin Said
Subject: FW: Queen's Road, Epping (612078)
Attachments: Queens Road - Proposed Foundation Sketches.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Ian,

As requested, please find below our responses highlighted in yellow.

We would be grateful if you could give us a call to discuss them, particularly item 19 below.

King regards

Kieran

From: Ian Collins [<mailto:ICollins@pellings.co.uk>]
Sent: 15 November 2016 15:11
To: Kieran Santry <kieran.santry@stormbuilding.com>; Ian Collins <ICollins@pellings.co.uk>
Cc: Erkin Said <erkin.said@stormbuilding.com>
Subject: RE: Queen's Road, Epping (612078)

Kieran

Thank you for your response.

In an effort to get this finalised, please see my further comment below in green, to which I would ask for your final responses by close of business tomorrow (Wednesday, 16th November).

Regards.

Ian

Ian Collins BSc MRICS
Head of EA Services
Pellings
t 020 8460 9114 m 07957 172150

From: Kieran Santry [<mailto:kieran.santry@stormbuilding.com>]
Sent: 14 November 2016 16:38
To: Ian Collins <ICollins@pellings.co.uk>
Cc: Erkin Said <erkin.said@stormbuilding.com>
Subject: Queen's Road, Epping (612078)

Good afternoon Ian,

Thank you for your e-mail.

In response,

1. Please find attached our updated Provisionals Sums table (revised 14.11.2016), which now includes a fixed price column.
2. Please find below our responses in red text to the queries raised.
3. Please find attached a breakdown of our preliminaries.

Should you have any further queries, then please feel free to call me.

We look forward to hearing from you.

Kind regards,

Kieran

i) With regard to your 'Contractor's Proposals' at page 13, we would respond against each of the items listed:

1) Rights of Light – noted Employer to accept.

We note this accepted as the Employers responsibility.

2) Party Wall matters as required under the Party Wall etc Act 1996 are the responsibility of the Employer.

We note this is accepted as the Employers responsibility.

Other neighbourly matters are the responsibility of the contractor. Please confirm that such neighbourly matters are included within your tender.

We confirm neighbourly matters are included in our tender.

3) Location of UKPN substation – we note your comment regarding the position.

We confirm that we have only allowed for the electric substation location as noted on the tender drawings.

4) S106 or CIL payment – your comments are noted and we confirm that any such payments would be the responsibility of the Employer.

We note that this is the Employers responsibility and our Contractors Proposal is to remain.

5) 'Reasonable endeavours' – could you please advise on where you require this change of wording to apply.

Wherever it is stated in the ER's, we would like 'best endeavours' replaced with 'reasonable endeavours'.

Accepted.

6) There will be no adjustment to contract amendments, hierarchy documents or discrepancies in the documents. Please confirm your acceptance of the tendered document.

We would like to clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) reinstated.

Please can the LAD's figure of £6,281/week = £518/per unit be checked please as this seems high.

No adjustment.

We would respectful request if clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) could be reinstated please, as they are only related to time.

With regards to the LAD's figure, we have recently completed a scheme for East Thames and the LAD figure was not more than £250/per unit.

7) Invasive species – it is the intention that the contractor take all risk of the site in respect of contamination including invasive species. Please confirm your acceptance.

We would like to commission a specialist to carry out an invasive plant species survey for the site. There should be sufficient time for this survey to be carried out as the Date of Possession is not until February.

Contamination is covered in our Provisional Sum as attached.

Noted that you propose a Provisional Sum for this item. This is being discussed with the Employer.

Thank you.

8) Stopping up – your statement is noted.

We confirm that we have made no allowance for stopping up orders.

Noted.

9) Archaeological – there is no archaeological requirement in the planning consent. Please confirm your acceptance of this requirement.

We confirm that we have made no allowance for archaeological matters.

Noted.

10) Air permeability – please confirm compliance with the Employer's Requirements.

We will comply with the ER's.

Noted.

11) Mansafe systems – please confirm compliance with the Employer's Requirements.

We have made no allowance for mansafe systems, as the scheme comprises of houses with tiled pitched roofs and our experience of installing mansafe systems is on flat roofs.

Noted.

12) Please confirm your specific Contractor's Proposals in connection with discharging of foul and surface water off site. Should this not be achievable with gravity systems, then pump sets will be required. Please clarify.

With regards to surface water please refer to item 18 below.

With regards to foul water we have allowed for the foul water to be disposed via gravity to the sewers within the allotment gardens.

We note that you are also proposing a Provisional Sum for drainage issues (item 8 of your Provisional Sum table). Could you please confirm what has been priced for within your tender relating to drainage and what you anticipate will sit within a Provisional Sum.

Please see item 18 below.

13) Wheelchair units – your comments are noted.

We have made no allowance for wheelchair units.

Noted.

14) Works off site – please confirm compliance with the Employer's Requirements.

Julia King's e-mail dated 14th October stated the following:

'Offsite Works: Aside for the need to lay ducts for future provision of electricity cables across the adjacent allotment and the works to No.17 Queens Road, there are no other works envisaged outside of the site redline. The exception to this would be if the contractor wishes to make connections into drainage infrastructure already insitu outside of the redline, such as within the adjacent allotment land.'

We have made allowance as Pelling's response except the statement 'no other works envisaged outside of the site redline'.

Noted.

15) Please confirm compliance with the Employer's Requirements and that you will meet Building Control and any local fire legislation should you not install a sprinkler system.

Our initial indication is that this may be required but could be subject to consultation and agreement with the local fire authority.

At this stage, we are keen to keep the tender price low and this item has therefore been excluded until the requirement is confirmed.

Please confirm that your tender will include all required works to meet Building Control compliance.

Our initial discussions with Building Control have indicated that the sprinklers may be required to the 4 units south of the site but this is dependent on consultation with the fire service once the works start. We would therefore propose a provisional sum of £8,000 to cover this contractors proposal.

16) Boiler position – comments noted.

Noted.

17) It is the Employer's intention that the contractor takes on any risk of the site being in a flood risk zone. Please confirm acceptance.

We have allowed for raised external door thresholds, air bricks and raised electrical sockets, although please note that former and latter may compromise compliance with the Lifetime Homes standards.

Please confirm your proposal regarding raised external door thresholds – will this not compromise Building Control requirements for accessible entrances?

The Building Regulations requires the principal private entrance or the alternative private entrance where step free access cannot be achieved to the principal private entrance to have an accessible threshold. Ultimately, the thresholds will not be raised to fall foul of the building regulations.

18) It will be the requirement of the contract that the contractor installs drainage from the site in compliance with all statutory requirements. Please confirm acceptance and compliance.

To avoid potentially unnecessary additional cost to our tender for an attenuation tank and a pumped system to Queens Rd, we have allowed for a soakaway and overflow to the watercourse as set out in our Contractors Proposals until it has been confirmed this is not feasible.

We note that you are also proposing a Provisional Sum for drainage issues (item 8 of your Provisional Sum table). Could you please confirm what has been priced for within your tender relating to drainage and what you anticipate will sit within a Provisional Sum.

Surface Water: Our tender allows for a shallow soakaway and connection to the adjacent watercourse in the allotments to the west to act as an overflow for the soakaway. We have assumed the connections exists, has the required capacity and permission has/will be granted for the connection and works.

A provisional sum would cover tests to confirm infiltration rates across the whole site and any other works outside of our tender allowance including connection to surface water sewer in Queens Road, a pumped system, attenuation tank and works under ER's clause 4.19.5.

Foul Water: Our tender allows for foul water to be disposed of via gravity to the sewer within the allotment gardens and the sewer has the required capacity, and permission will be granted by the owners with a capped fixed price compensatory payment of £1,000.

A provisional sum would cover any works outside of our tender allowance including discharge to the sewers within Queens Road via a pumping station and works required under ER's clause 4.19.5.

19) Foundations – it is a requirement of the contract that the contractor designs and installs foundations to suit the site conditions. We note your proposals for strip foundations. Any adjustment to foundation design and installation accordingly will not be considered a change under the building contract. Please confirm acceptance.

We are currently reviewing the foundation design and will advise in due course.

Please confirm.

Following our tender submission we received the following strip footing details from Gledsdale Associates. We would appreciate if you could give us a call to discuss this please.

20) Curtain wall system – the Employer will be willing to discuss Value Engineering of the curtain wall system to achieve a reduction on any tendered sum.

However, it is assumed that your tendered sum reflects the current Employer's Requirements on this element and we would be grateful if you could please confirm this.

We have allowed for a similar look to the curtain walling system.

Your comment implies that you are not meeting the Employer's Requirement for the curtain wall system and that you are allowing 'similar'. Please confirm compliance.

We discussed the curtain walling system with the NHBC and Building Control and they have explained that this is not their preferred system for domestic houses given it crosses between the two floors and accordingly we have allowed for a similar look system.

ii) We note that you have provided a lump sum for preliminaries costs. We would be grateful to receive a breakdown of this figure against the individual elements contained within the Contract Sum Analysis.

Please see attached.

Noted.

We would be grateful to receive your responses to the above clarifications by close of business on Monday, 14th November 2016. Should you wish to discuss any of the above further, then please don't hesitate to contact me.

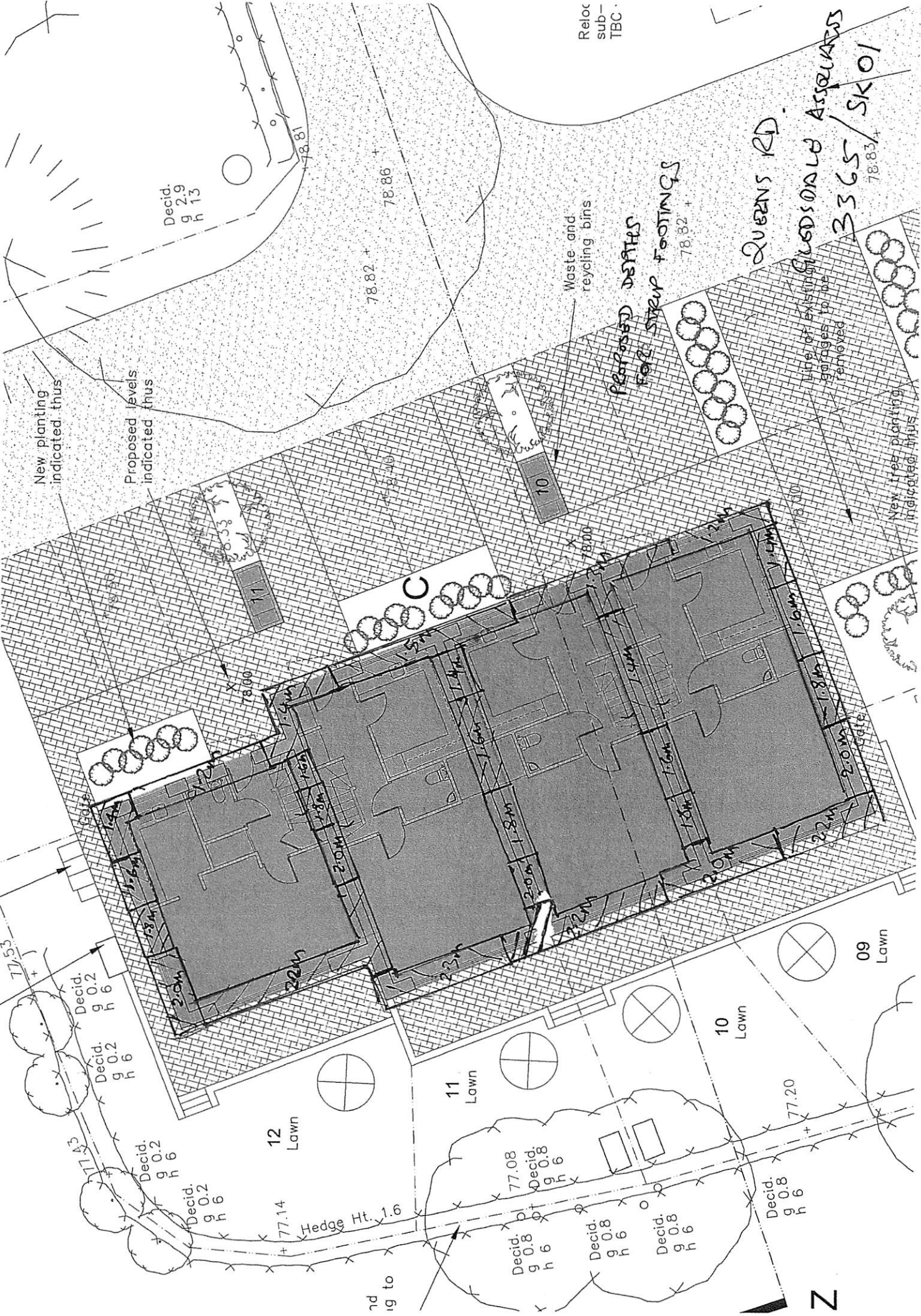
Regards.

Ian Collins
Ian Collins BSc MRICS
Head of EA Services
Pellings
t 020 8460 9114 m 07957 172150

24 Widmore Road, Bromley, Kent, BR1 1RY • <http://www.pellings.co.uk> •

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78.834

Reloc sub-TBC

Waste and recycling bins

Proposed DETAILS FOR STEEP FOOTINGS

Decid. g 2.9 h 13

New planting indicated thus

Proposed levels indicated thus

Line of Existing Gullies to be removed

New tree planting indicated thus

09 Lawn

10 Lawn

11 Lawn

12 Lawn

Hedge Ht. 1.6

Decid. g 0.8 h 6
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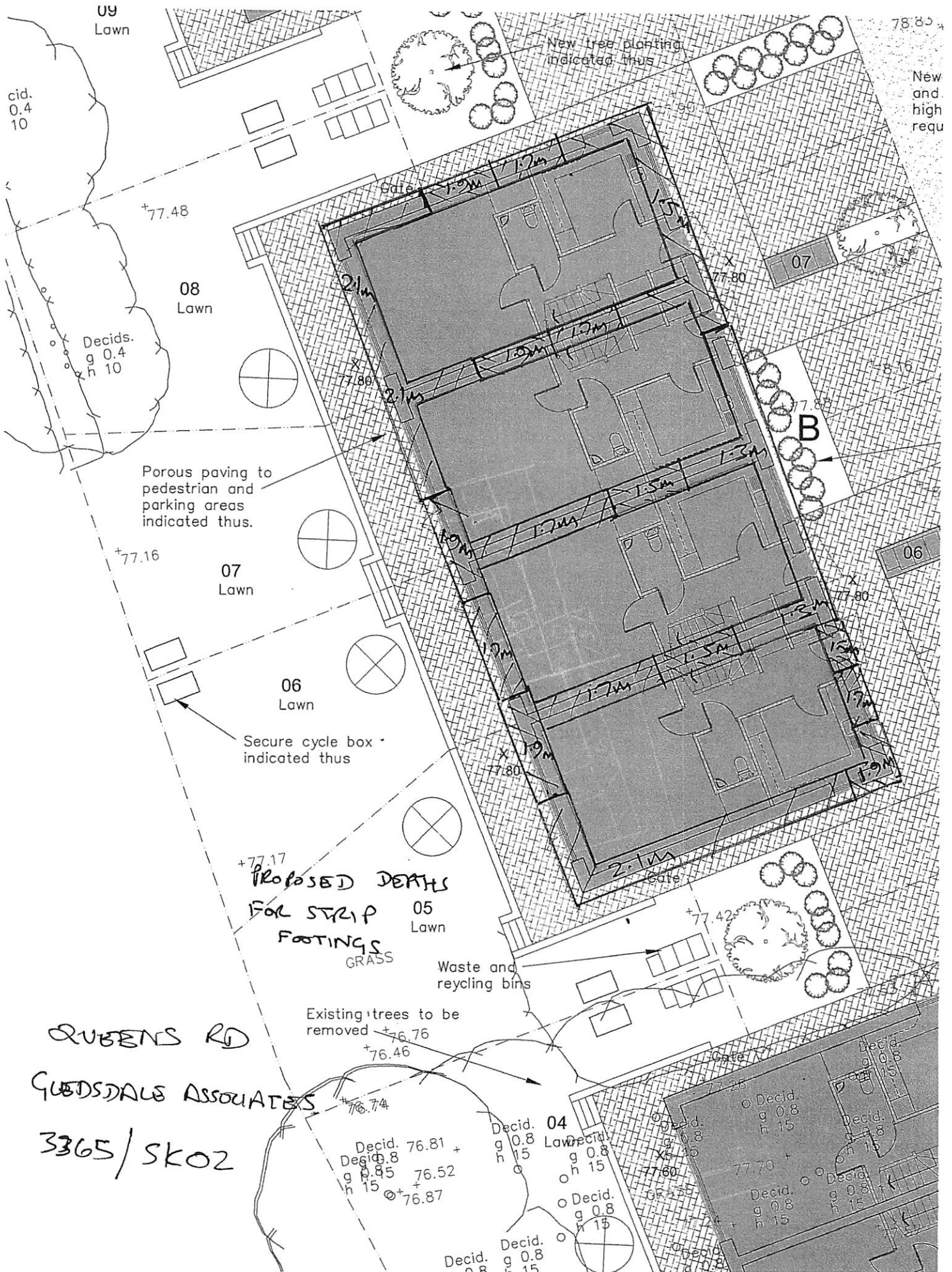
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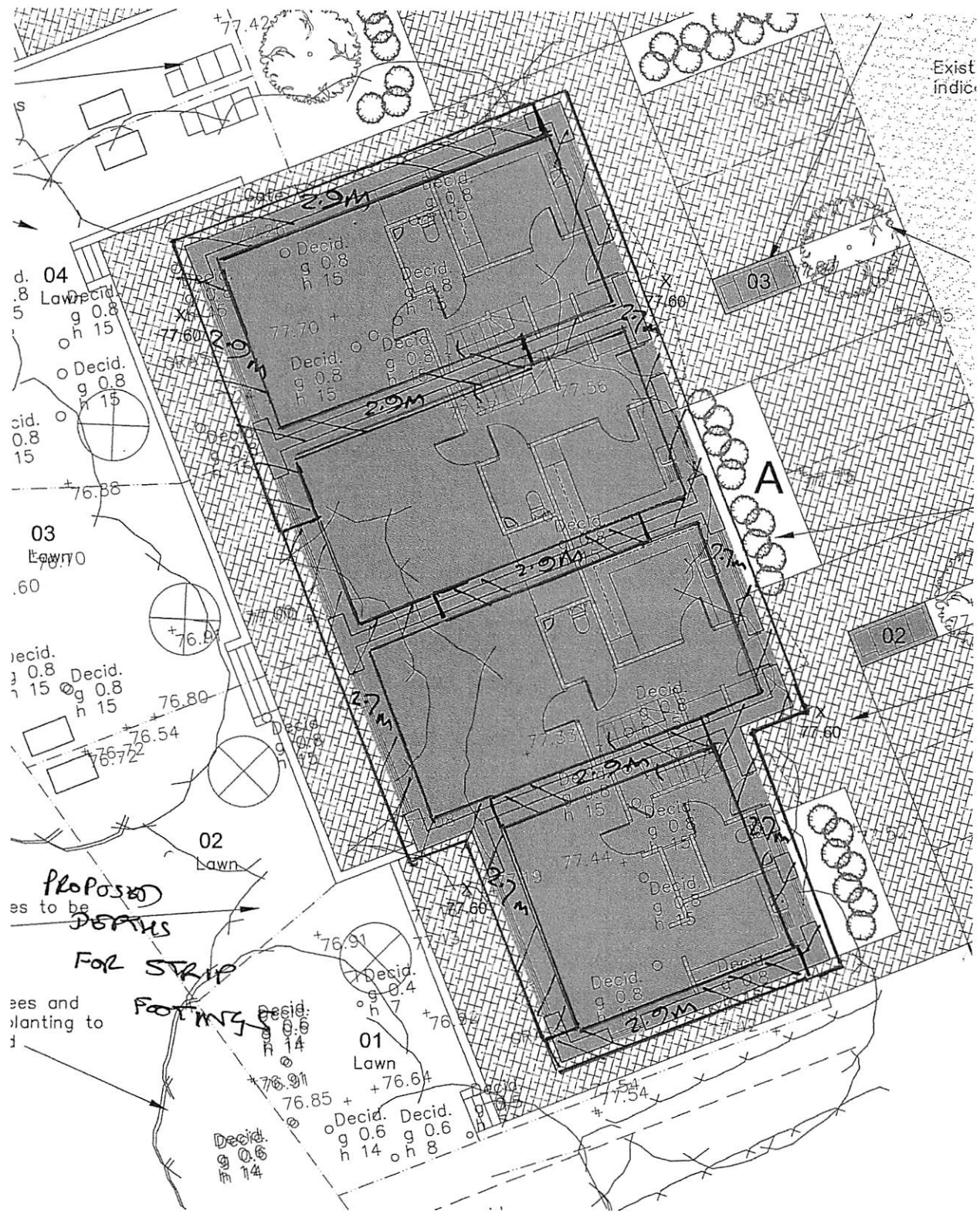
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02
Lawn
Proposed
Details
For Strip
Footings
Trees and
Planting to
be

QUEENS ROAD
QUEENSDALE ASSOCIATES
3365 / SK03

Susan Walland

From: Kieran Santry <kieran.santry@stormbuilding.com>
Sent: 14 November 2016 16:38
To: Ian Collins
Cc: Erkin Said
Subject: Queen's Road, Epping (612078)
Attachments: P Sums Fixed costs - Revised 14.11.2016.docx; Prelims breakdown - Queens Road.xlsx

Good afternoon Ian,

Thank you for your e-mail.

In response,

1. Please find attached our updated Provisionals Sums table (revised 14.11.2016), which now includes a fixed price column.
2. Please find below our responses in red text to the queries raised.
3. Please find attached a breakdown of our preliminaries.

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Kind regards,

Kieran

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2) Party Wall matters as required under the Party Wall etc Act 1996 are the responsibility of the Employer.

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Other neighbourly matters are the responsibility of the contractor. Please confirm that such neighbourly matters are included within your tender.

We confirm neighbourly matters are included in our tender.

3) Location of UKPN substation – we note your comment regarding the position.

We confirm that we have only allowed for the electric substation location as noted on the tender drawings.

4) S106 or CIL payment – your comments are noted and we confirm that any such payments would be the responsibility of the Employer.

We note that this is the Employers responsibility and our Contractors Proposal is to remain.

5) 'Reasonable endeavours' – could you please advise on where you require this change of wording to apply.

Wherever it is stated in the ER's, we would like 'best endeavours' replaced with 'reasonable endeavours'.

6) There will be no adjustment to contract amendments, hierarchy documents or discrepancies in the documents. Please confirm your acceptance of the tendered document.

We would like to clauses 2.26.13 (approval by statutory body) and 2.26.14 (Force majeure) reinstated. Please can the LAD's figure of £6,281/week = £518/per unit be checked please as this seems high.

7) Invasive species – it is the intention that the contractor take all risk of the site in respect of contamination including invasive species. Please confirm your acceptance.

We would like to commission a specialist to carry out an invasive plant species survey for the site. There should be sufficient time for this survey to be carried out as the Date of Possession is not until February. Contamination is covered in our Provisional Sum as attached.

8) Stopping up – your statement is noted.

We confirm that we have made no allowance for stopping up orders.

9) Archaeological – there is no archaeological requirement in the planning consent. Please confirm your acceptance of this requirement.

We confirm that we have made no allowance for archaeological matters.

10) Air permeability – please confirm compliance with the Employer's Requirements.

We will comply with the ER's.

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We have made no allowance for mansafe systems, as the scheme comprises of houses with tiled pitched roofs and our experience of installing mansafe systems is on flat roofs.

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With regards to foul water we have allowed for the foul water to be disposed via gravity to the sewers within the allotment gardens.

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We have made no allowance for wheelchair units.

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Julia King's e-mail dated 14th October stated the following:

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We have made allowance as Pelling's response except the statement 'no other works envisaged outside of the site redline'.

15) Please confirm compliance with the Employer's Requirements and that you will meet Building Control and any local fire legislation should you not install a sprinkler system.

Our initial indication is that this may be required but could be subject to consultation and agreement with the local fire authority.

At this stage, we are keen to keep the tender price low and this item has therefore been excluded until the requirement is confirmed.

16) Boiler position – comments noted.

Noted.

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To avoid potentially unnecessary additional cost to our tender for an attenuation tank and a pumped system to Queens Rd, we have allowed for a soakaway and overflow to the watercourse as set out in our Contractors Proposals until it has been confirmed this is not feasible.

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We are currently reviewing the foundation design and will advise in due course.

20) Curtain wall system – the Employer will be willing to discuss Value Engineering of the curtain wall system to achieve a reduction on any tendered sum.

However, it is assumed that your tendered sum reflects the current Employer's Requirements on this element and we would be grateful if you could please confirm this.

We have allowed for a similar look to the curtain walling system.

ii) We note that you have provided a lump sum for preliminaries costs. We would be grateful to receive a breakdown of this figure against the individual elements contained within the Contract Sum Analysis.

Please see attached.

We would be grateful to receive your responses to the above clarifications by close of business on Monday, 14th November 2016. Should you wish to discuss any of the above further, 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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Fixed cost & Provisional Sums – Queens Road

Revised 14.11.2016 - following Ian Collins, Pellings, e-mail dated 9.11.2016		Fixed Cost	Provisional Sum
1.	Permanent Signage	£1,000	
2.	Additional works to boundary walls	£5,000	
3.	UK Power Networks for new sub station £65,000 omitted as per addendum No. 2. EDFC will place order.	£0	
4.	Works to refurbish front driveway of No.17 Queens Road	£7,000	
5.	Other works required by the UKPN in relation to point 3 above, which UKPN will not be undertaking.		£15,000
6.	Deal with all matters of a 'neighbourly' nature, including but not limited to resident liaison, scaffold and crane oversail licences, compensation payments, works to boundaries and adjoining structures that are effected by our works that result in new sheds, fencing etc.	£1,000	
7.	Requirements to achieve SBD 'gold' standard. Our experience suggests that the requirements to comply with SBD on some aspects are subjective as they are dependent on the SBD for the scheme. Given the requirements for a gold standard, we have allowed for a provisional sum.	£2,000	
8.	<u>Statutory Authorities and Utility Services, Private or Public, including builders work – New or Existing</u> For all matters related to the statutory services, utilities and authority woks (includes drainage and BT) underground or overhead, that includes but is not limited to; disconnections, connections – including those to existing public and private, diversions, relocations, reinforcement, build over agreements, reinforcement, temporary works, protections, works on and off-site, upgrades to increase capacity, infrastructure charges, new networks, new mains and services required to service the site and any associated legal agreements.		£20,000
9.	Apprenticeships and/or trainees.	£2,000	
10.	<u>Please note revised.</u> Highways and Public Footpaths: Including all S278, S38, S184 or any highway agreement works. Fixed price for the works required to kerbs and pavements, but excludes lowering services, relocation or new street lighting, relocation of the existing plant and structures, solicitors fess etc. We have assumed the Client will be the signatory on all Highway Agreements.	£5,000	
11.	Compliance with recommendations set out in Section 5 of the Phase 1 Habitat survey by LaDellwood June 2015 – as not seen a copy of the requirements.	£500	
12.	Asbestos removal, survey and disposing of contents in the garages.	£1,000	
13.	Soils reports assigned to Storm.	£2,000	
14.	UXO Bomb survey and associated works.	£750	
15.	Ecology and all other works required for the Code For Sustainable Homes. <u>Please note revised.</u> Fixed Price on the basis that no formal BRE or Storma certification is required and we will undertake out own review.	£2,000	
16.	Contamination, including but not limited to gas monitoring, pumping water from site and supporting excavations, removal of contaminated soil and the import of clean inert material. Gas protection and ground water – as per addendum issued on the 27.09.16 – gas monitor repaired and recalibrated – will this be accepted by the planners? As the approval of the reports is subject to the planners, all reports and associated contaminated works are covered under a provisional sum.		£10,000
17.	Arboricultural/tree works and fees.	£1,000	
Total Fixed Costs		£30,250	
Total Provisional Sums			£45,000

Preliminaries

Site Management	£	241,250.00
Scaffolding/Plant	£	16,390.00
Protection & Hoarding	£	3,950.00
Temporary Power and water	£	4,000.00
Site accommodation	£	11,227.00
Telephone & communications	£	1,500.00
Rubbish removal & Cleaning	£	13,400.00
Sundries	£	2,750.00
	£	<u>294,467.00</u>