

**Appendix C
Post Tender Correspondence**

Ian Collins

From: Julian Harajda <julian.harajda@tsgplc.co.uk>
Sent: 18 November 2016 16:58
To: Ian Collins
Subject: RE: EFDC - Contract E, Bluemans End (612079)
Attachments: Contract Sum Analysis.XLSX

Apologies Ian,
Contract sum analysis attached as per your request, I should have included this earlier.

Julian Harajda
Business Development Director

☎ DDI: 01707 808 048 📄 www.tsgplc.com
☎ Mob: 07824 591 504

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♻️ please consider the environment - do you really need to print this email

From: Ian Collins [mailto:ICollins@pellings.co.uk]
Sent: 14 November 2016 17:16
To: Steve Gwynn <steve.gwynn@tsgplc.co.uk>
Cc: Julian Harajda <julian.harajda@tsgplc.co.uk>
Subject: EFDC - Contract E, Bluemans End (612079)

Dear Sir

We refer to your tender to EFDC in respect of the above dated 3rd November 2016.

We note that you have a number of clarifications within your tender (1-17), and in order for us to complete our tender evaluations and recommendations to our client, would be grateful if you could please respond to the following. We have used the same numbering as within your tender.

- 1) Could you please advise in further detail any discrepancies between the design brief, components and finishes schedule and the drawings. The tender drawings are Stage 3/planning drawings and will not necessarily reflect all of the written requirements.
- 2) Your tender is under consideration – please confirm your drainage proposals.
- 3) Invasive species – would you please withdraw this qualification or, alternatively, please price for dealing with any invasive species. The contractor will be responsible for removal of such under the terms of the building contract.
- 4) Empty garages – your assumption is noted.

- 5) It is not proposed that the contract amendments as included within the tender documentation are changed. Please confirm your acceptance.
- 6) Services – we would request that the Provisional Sum is confirmed, or alternatively, please confirm your fixed price for providing all incoming services required.
- 7) Ian Farmer site investigation – it will be a requirement of the building contract that the contractor takes responsibility for removal of all contamination on site. Please either confirm your Fixed Price tender, or advise of any adjustment to same.
- 8) Hard pavings – your proposals are noted and are acceptable, subject to meeting the requirements of the Planning Authority, which will be the contractor’s responsibility.
- 9) Drainage connections – please remove the Provisional Sum and confirm a Fixed Price for drainage connections.
- 10) Removal of existing drainage – please remove the Provisional Sum and confirm your Fixed Price for removal of existing redundant drainage.
- 11) Boundaries – your comments are noted.
- 12) Velfac windows – your comments are noted.
- 13) 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) Services – please remove the Provisional Sum and confirm your costs for any services diversions required through the site. This will be the responsibility of the contractor.
- 15) Fascia and soffit materials – we note your proposals for UPVC. This is unacceptable, as confirmed by the Employer’s Requirements. The Employer’s preference would be a self-finished laminate board, Trespa or equal. Please confirm your proposals and price.
- 16) Planning issues – would you please confirm which planning issues are of concern.
- 17) Bond/6.5.1 Insurance – there is no requirement for a Performance Bond. Please allow a Provisional Sum of £2,000 for clause 6.5.1 insurance.

In addition, we note that we have not received a CSA of your costs. Could you please forward this in the format as provided in the tender documents.

In order that we can complete our recommendations to our client, we would be grateful for a response to these matters by close of business on Friday, 18th November 2016.

Regards.

Ian Collins

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



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Contract Sum Analysis

Phase 3 Contract E, Land at Bluemans End, North Weald, Essex CM16 6HD - Contract Sum Analysis for <i>(insert name of contractor & date)</i>		
<p>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.</p> <p>Each cell must be completed. If any item is not applicable, the Contractor should state "not applicable".</p> <p>Any cell / item left blank will be deemed to be included unless otherwise stated.</p> <p>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.</p>		
		Totals
0	Facilitating Works	
0.1	Toxic/Hazardous/Contaminated Material Treatment	
0.1.1	Toxic/Hazardous Material Removal	exc
0.1.2	Contaminated Land	2,000.00
0.1.3	Eradication of Plant Growth/Invasive Species	exc
0.2	Major Demolition Work	
0.2.1	Demolition Works	inc
0.2.2	Removal of any structures / existing foundations etc.	17,652.00
0.2.3	Asbestos Removal	inc
0.2.4	UXO monitoring	exc
0.2.5	Temporary works	exc
0.2.6	Tree removal	exc
0.3	Other Items	
0.3.1	Other (Contractor to State)	
	Sub-Total	
1	Substructure	
1.1	Substructure	25,061.25
1.1.1	Basement	exc
1.1.2	Foundations	inc
1.1.3	Specialist Foundations	exc
1.1.4	Lowest Floor Construction	6,778.75

Contract Sum Analysis

		Totals
1.2	Other Items	
1.2.1	Other (Contractor to State)	
	Sub-Total	
2	Superstructure	
2.1	Frame	
2.2	Upper Floors	
2.2.1	Floors	15,955.09
2.2.2	Balconies – Private	4,880.00
2.2.3	Balconies – Communal	exc
2.2.4	Drainage to Balconies – Private	exc
2.2.5	Drainage to Balconies – Communal	exc
2.3	Roof	
2.3.1	Roof Structure	20,600.45
2.3.2	Roof Coverings	33,157.23
2.3.3	Specialist Roof Systems	inc
2.3.4	Roof Drainage	inc
2.3.5	Roof Lights, Skylights and Openings	exc
2.3.6	Roof Features	exc
2.3.7	Mansafe Systems	exc
2.3.8	Access Ladders / Systems	exc
2.3.9	Parapets	exc
2.4	Stairs and ramps	
2.4.1	Stairs/Ramp Structures	6,066.71
2.4.2	Stair/Ramp Finishes	inc
2.4.3	Stair/Ramp Balustrades and Handrails	inc
2.4.4	Ladders/Chutes/Slides	exc

Contract Sum Analysis

		Totals
2.5	External Walls	68,547.15
2.5.1	Retaining Walls	exc
2.5.2	External Enclosing Walls above ground level	inc
2.5.3	External Enclosing Walls below ground level	inc
2.5.4	Solar/Rain-Screening	exc
2.5.5	External Soffits	
2.5.6	Subsidiary Walls and Balustrades and Proprietary Balconies	exc
2.5.7	Facade Access/Cleaning Systems	exc
2.6	Windows and External Doors	
2.6.1	External Windows	21,485.57
2.6.2	External Doors	3,986.26
2.7	Internal Walls and Partitions	
2.7.1	Walls and Partitions	35,212.61
2.7.2	Balustrades and Handrails	inc
2.8	Internal Doors	
2.8.1	Internal Doors	11,575.50
2.9	Other Items	
2.9.1	Other (Contractor to State)	
	Sub-Total	
3	Internal Finishes	
3.1	Wall Finishes	
3.1.1	2 Coat Plaster	inc
3.1.2	Skim Coat Plaster	inc
3.1.3	Ceramic Tiling	3,230.00
3.1.4	Decorations	6,112.50

Contract Sum Analysis

		Totals
3.2	Floor Finishes	
3.2.1	Barrier Matting	exc
3.2.2	Carpet	exc
3.2.3	Vinyl Tiles	exc
3.2.4	Sheet Vinyl	2,012.00
3.2.5	Ceramic Tiling	exc
3.3	Ceiling Finishes	
3.3.1	Finishes to Ceilings	12,007.07
3.3.2	False Ceilings	exc
3.3.3	Demountable Suspended Ceilings	exc
3.4	Other Items	
3.4.1	Other (Contractor to State) SCREED	6,451.54
	Sub-Total	
4	Fittings Furnishings and Equipment	
4.1	Fittings Furnishings and Equipment	
4.1.1	General Fittings, Furnishings and Equipment	1,788.23
4.1.2	Domestic Kitchen Fittings and Equipment	10,012.17
4.1.3	White Goods	exc
4.1.4	Special Purpose Fittings, Furnishings and Equipment	exc
4.1.5	Signs / Notices	exc
4.2	Other Items	
4.2.1	Other (Contractor to State)	
	Sub-Total	

Contract Sum Analysis

		Totals
5	Services	
5.1	Sanitary Installations	
5.1.1	Sanitary Appliances	4,063.84
5.1.2	Sanitary Ancillaries	inc
5.2	Services Equipment	51,500.00
5.3	Disposal Installations	
5.3.1	Foul Drainage above ground	inc
5.3.2	Chemical, Toxic and Industrial Liquid Waste Drainage	exc
5.3.3	Refuse Disposal	exc
5.4	Water Installations	
5.4.1	Mains Water Supply	inc
5.4.2	Cold Water Distribution	inc
5.4.3	Hot Water Distribution	inc
5.4.4	Local Hot Water Distribution	inc
5.4.5	Steam and condensate Distribution	exc
5.5	Heat Source	
5.6	Space Heating and Air Conditioning	
5.6.1	Central Heating	inc
5.6.2	Local Heating	exc
5.6.3	Central Cooling	exc
5.6.4	Local Cooling	exc
5.6.5	Central Heating and Cooling	exc
5.6.6	Local Heating and Cooling	exc
5.6.7	Central Air Conditioning	exc
5.6.8	Local Air Conditioning	exc

Contract Sum Analysis

		Totals
5.7	Ventilation Systems	
5.7.1	Central Ventilation	inc
5.7.2	Local and Special Ventilation	exc
5.7.3	Smoke Extract/Control	exc
5.8	Electrical Installations	
5.8.1	Electric Mains and Sub-mains Distribution	inc
5.8.2	Power Installations	inc
5.8.3	Lighting Installations	inc
5.8.4	Specialist Lighting Installations	exc
5.8.5	Local Electricity Generation Systems	exc
5.8.6	Earthing and Bonding Systems	
5.14	Builder's Work in Connection With Services	
5.15	Other Items	
5.15.1	Other (Contractor to State)	
	Sub-Total	
6.0	Fire Installations	
6.1	Fire and Lightning Protection	
6.1.1	Fire alarms and smoke detection	inc
6.1.2	Lightning protection	exc
6.1.3	Sprinkler System(s)	exc
6.2	Communications, Security and Control Systems	
6.2.1	Door-entry	exc
6.2.2	CCTV	exc
6.3	Special Installations	
6.3.1	Photovoltaic installation	inc

Contract Sum Analysis

		Totals
6.4	Lifts	
6.4.1	Lift installations	exc
6.5	Testing and Commissioning of Services	
6.6	Other Items	
6.6.1	Other (Contractor to State)	
	Sub-Total	
7.0	Electrical Sub-Station	
7.1		exc
7.2		exc
7.3		exc
7.3.1		exc
	Sub-Total	
8.0	District Heating / Energy Supply Company (ESCO)	
8.1	Attendance on ESCo	exc
8.2	Builders' work in connection with ESCo	exc
8.3	Other Items	exc
8.3.1	Other (Contractor to State)	exc
	Sub-Total	
9	External Works	
9.1	Roads, Paths Pavings and Surfacing	
9.1.1	Roads, Paths and Pavings	49,169.06
9.1.2	Special Surfacing and Pavings	inc
9.2	Soft Landscaping, Planting and Irrigation Systems	
9.2.1	Seeding and Turfing	10,003.00
9.2.2	External Planting	3,430.00

Contract Sum Analysis

		Totals
9.3	Fencing, Railings and Walls	
9.3.1	Fencing and Railings	3,028.50
9.3.2	Walls and Screens	exc
9.4	Retaining Walls	exc
9.4.1	Barriers and Guardrails	exc
9.4.2	External Fixtures	4,877.00
9.4.3	Site / Street Furniture and Equipment	exc
9.4.4	External Drainage	
9.5	Surface Water and Foul Water Drainage	19,833.03
9.5	External Services and Utilities	
9.6	Water & Sewer Supply	2,000.00
9.6.1	Electricity Mains Supply	2,000.00
9.6.2	External Transformation Devices	exc
9.6.3	Electricity Distribution to External Plant and Equipment	exc
9.6.4	Gas Mains Supply	2,000.00
9.6.5	Telecommunications and other Communication System Connections	2,000.00
9.6.6	Builder's Work in Connection with External Services	inc
9.6.7	PV Installation / Renewables	
9.6.8	Broadband / TV	exc
9.6.9	Drainage survey (upon completion)	inc
9.7	Other Items	
	(Contractor to State) DIVERSION OF LV CABLE	5,000.00
	Sub-Total	

Contract Sum Analysis

		Totals
10	Highways	
10.1	Crossovers	inc
10.2	Roads adopted	inc
10.3	Roads unadopted	inc
10.4	Footpaths adopted	exc
10.5	Roads unadopted	inc
10.6	Section 278 works	exc
10.7	Lighting	exc
10.8	Signage	exc
10.9	Other Items	
10.9.1	Other (Contractor to State)	
11	Main Contractor's Preliminaries	
11.1	Main Contractor's Cost Items	65,400.00
11.1.1	Construction Manager	exc
11.1.2	Project Manager	exc
11.1.3	Assistant Project Manager	exc
11.1.4	Quantity Surveyor	inc
11.1.5	Contracts Manager	inc
11.1.6	Site Engineers	exc
11.1.7	Site Agent	inc
11.1.8	Document Controller	exc
11.1.9	Design Manager	inc
11.1.10	Building Services Manager	inc
11.1.11	Labourer	inc
11.1.12	Banksman	exc
11.1.13	Gate Operative	exc
11.1.14	Temporary Works Co-ordinator	exc

Contract Sum Analysis

		Totals
11.1.15	Other (Contractor to State)	
11.1.16	Other (Contractor to State)	
11.1.17	Other (Contractor to State)	
11.1.18	Other (Contractor to State)	
11.1.19	Other (Contractor to State)	
11.2	Site Accommodation	15,211.00
11.2.1	Oasis Unit - Delivery	inc
11.2.2	Oasis Unit - Set-Up	inc
11.2.3	Oasis Unit - Hire	inc
11.2.4	Oasis Unit - Removal	inc
11.2.5	Site Office / Meeting Room - Delivery	inc
11.2.6	Site Office / Meeting Room - Set-Up	inc
11.2.7	Site Office / Meeting Room - Hire	inc
11.2.8	Site Office / Meeting Room - Removal	inc
11.2.9	Drying Rooms / WCs / Welfare - Delivery	inc
11.2.10	Drying Rooms / WCs / Welfare - Set-Up	inc
11.2.11	Drying Rooms / WCs / Welfare - Hire	inc
11.2.12	Drying Rooms / WCs / Welfare - Removal	inc
11.2.13	Staircase - Delivery	exc
11.2.14	Staircase - Set-Up	exc
11.2.15	Staircase - Hire	exc
11.2.16	Staircase - Removal	exc
11.2.17	Hire of Furniture / Equipment	inc
11.2.18	Consumables	inc

Contract Sum Analysis

		Totals
11.3	Temporary Services	
11.3.1	Temporary Electrics - Set-Up	4,400.00
11.3.2	Temporary Electrics - Charges	inc
11.3.3	Temporary Electrics - Removal	inc
11.3.4	Temporary Water and Drainage - Set-Up	2,570.00
11.3.5	Temporary Water and Drainage - Charges	inc
11.3.6	Temporary Water and Drainage - Removal	inc
11.3.7	Communications - Set-Up	1,810.00
11.3.8	Communications - Charges	inc
11.3.9	Communications - Removal	inc
11.3.10	Hoarding and Barriers - Set-Up	inc
11.3.11	Hoarding and Barriers - Hire / Alter / Inspection	inc
11.3.12	Hoarding and Barriers - Removal	inc
11.4	Scaffolding and Crane	
11.4.1	Scaffolding - Set-Up	9,134.80
11.4.2	Scaffolding - Hire / Alter / Inspection	inc
11.4.3	Scaffolding - Removal	inc
11.4.4	Crane—delivery	exc
11.4.5	Crane—set-up	exc
11.4.6	Crane—hire	exc
11.4.7	Crane—operator	exc
11.4.8	Crane—removal	exc

Contract Sum Analysis

		Totals
11.5	Mechanical Plant (Forklift and Telehandler)	8,110.00
11.5.1	Contractor to Specify - Delivery	
11.5.2	Contractor to Specify - Set-Up	
11.5.3	Contractor to Specify - Hire	
11.5.4	Contractor to Specify - Consumables	
11.5.5	Contractor to Specify - Operator	
11.5.6	Contractor to Specify - Removal	
11.5.7	Contractor to Specify - Delivery	
11.5.8	Contractor to Specify - Set-Up	
11.5.9	Contractor to Specify - Hire	
11.5.10	Contractor to Specify - Consumables	
11.5.11	Contractor to Specify - Operator	
11.5.12	Contractor to Specify - Removal	
11.5.13	Contractor to Specify - Delivery	
11.5.14	Contractor to Specify - Set-Up	
11.5.15	Contractor to Specify - Hire	
11.5.16	Contractor to Specify - Consumables	
11.5.17	Contractor to Specify - Operator	
11.5.18	Contractor to Specify - Removal	
11.6	Other Items	
11.6.1	Skips and Waste Disposal	3,630.00
11.6.2	Protection	1,000.00
11.6.3	Builders Clean	inc
11.6.4	Sparkle Clean	1,000.00
11.6.5	Nameboards	800.00
11.6.6	Security - Out of Hours	inc

Contract Sum Analysis

		Totals
11.7	Other Items	
11.7.1	Other (Contractor to State) CLIENT PPE	375.00
	Sub-Total	
12	Main Contractor's Overheads and Project	
12.1	Main Contractor's Overheads and profit	61,692.02
12.2	Main Contractor's Profit	inc
12.3	Other Items	
12.3.1	Other (Contractor to State) DESIGN CONTINGENCY	23,221.85
	Sub-Total	
13	Project/Design Team Fees	
13.1	Consultant's Fees	
13.1.1	Consultant's Fees	30,585.00
13.1.2	Architect	inc
13.1.3	Structural Engineer	inc
13.1.4	Mechanical Engineer	inc
13.1.5	Electrical Engineer	inc
13.1.6	Landscape Architect	inc
13.1.7	Principal Designer	inc
13.1.8	Other (Contractor to State)	
13.1.9	Other (Contractor to State)	
13.1.10	Other (Contractor to State)	

Contract Sum Analysis

		Totals	
13.2	Main Contractor's Fees & On Costs		
13.2.1	Performance Bond and PCG	exc	
13.2.2	Planning fees	inc	
13.2.3	Building Regulation fees	inc	
13.2.4	Other statutory fees	exc	
13.2.5	Pre Construction Surveys		10,950.00
13.2.6	NHBC Fees PREMIER IN LIEU OF NHBC		6,000.00
13.3	Other Items		
13.3.1	Other (Contractor to State)		
	Sub-Total		
14	Other Development and/or Project Costs		
14.1	Project Risks		
14.1.1	Specific project risks not covered elsewhere	inc	
14.2	Other Items		
14.2.1	Other (Contractor to State)		
14.2.2	Other (Contractor to State)		
14.2.3	Other (Contractor to State)		
14.2.4	Other (Contractor to State)		
	Sub-Total		
	Totals	£	719,366.18
Name of Contractor (below)		£	6,000.00
		£	725,366.18

Ian Collins

From: Julian Harajda <julian.harajda@tsgplc.co.uk>
Sent: 18 November 2016 15:15
To: Ian Collins
Subject: RE: EFDC - Contract E, Bluemans End (612079)
Attachments: Proposed drainage layout SUB.PDF; Post tender tracker BLUEMANS END.XLSX

Good afternoon Ian,

With regards the above project and our clarification points, we attach the post tender tracker and our proposed drainage layout drawing.

There are a number of key points which we have now addressed and can confirm our additional costs associated with same, these are as follows:-

- Item 3, Invasive species...£2000.00
 - Item 6, Incoming services... £2000.00
 - Item 7, Ground investigation... £5000.00
 - Item 9, new drainage connections... £1000.00
 - Item 10, Remove existing drainage... £1500.00
 - Item 14, Service diversions... £10,000.00
 - Item 15, Self finished laminate board fascia & soffit... £4168.05
 - Item 15, Bond... £2000.00
- Total:- .. £27,668.05

I trust the above is in order, should you have any queries, please do not hesitate to call me.
Kind regards....

Julian Harajda

Business Development Director

☎ DDI: 01707 808 048 🌐 www.tsgplc.com

☎ Mob: 07824 591 504

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WINNER IN
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RENEWABLE
INSTALLER OF
THE YEAR

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From: Ian Collins [mailto:ICollins@pellings.co.uk]
Sent: 14 November 2016 17:16
To: Steve Gwynn <steve.gwynn@tsgplc.co.uk>
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In order that we can complete our recommendations to our client, we would be grateful for a response to these matters by close of business on Friday, 18th November 2016.

Regards.

Ian Collins

Ian Collins BSc MRICS

Head of EA Services

Pellings

t 020 8460 9114 m 07957 172150

TSG proposed drainage layout

- SW drain run
- Channel drain
- Rodding eye
- IC
- Manhole
- FW drain run
- IC
- Manhole



Clarification	Client response	14/11/2016	TSG response	15/11/2016	Value Additional
<p>1 Noting that there are deviations from the design brief (for example, no built-in wardrobes are shown to the bedrooms, and no sheds shown to the gardens) and that there appear to be other standard items within the components and finishes document that don't appear on the drawings, we would clarify that we have allowed for the design requirements as shown on the drawings. Further, we assume the East Thames Design Guide, the Design Brief, and other design guidance documents are all reflected within the drawings and Components and Finishes Schedule.</p> <p>2 We would wish to clarify our drainage proposals should our tender be under consideration.</p> <p>3 We make no allowance for dealing with the disposal or management of any invasive species.</p> <p>4 We assume the garages will be emptied prior to us taking possession of the site.</p> <p>5 We would wish to discuss the contract amendments should our tender be under consideration.</p> <p>6 We allow a provisional sum of £8000 for all new incoming services.</p>	<p>Could you please advise in further detail any discrepancies between the design brief, components and finishes schedule and the drawings. The tender drawings are Stage 3/planning drawings and will not necessarily reflect all of the written requirements.</p> <p>Your tender is under consideration – please confirm your drainage proposals.</p> <p>Invasive species – would you please withdraw this qualification or, alternatively, please price for dealing with any invasive species. The contractor will be responsible for removal of such under the terms of the building contract.</p> <p>Empty garages – your assumption is noted.</p> <p>It is not proposed that the contract amendments as included within the tender documentation are changed. Please confirm your acceptance.</p> <p>Services – we would request that the Provisional Sum is confirmed, or alternatively, please confirm your fixed price for providing all incoming services required.</p>	<p>Non-compliance: 3.29.2 (living/diners), 3.30.5 (windows), 3.33.8 (bin stores), 3.35.2 (paving), 4.7.4 (feature wall), 4.22.12 (wardrobes), 4.27.4 (bollards), 4.27.3 (sheds), 4.27.6 (cycles), 4.28.1 (fences - unknown scope). Also, the basic design brief and the East Thames Design Guide (ETDG) regarding layout, room sizes, dwelling sizes, etc must be incorporated into the planning design as any discrepancies that require correcting raise the possibility of re-submitting for planning. Finally, there is conflicting advice within 3.2.3 and 3.2.6: 3.2.3 states that the contractor cannot adjust the tender sum due to incorrect assumptions made, but 3.2.6 states that clarification on the requirements of the ETDG should be sought during the design phase (i.e. after award of contract).</p> <p>See Proposed drainage layout SUB</p> <p>Additional cost</p> <p>Noted</p> <p>Agreed</p> <p>New gas quotes take a minimum of 35 working days after submitting an EAGLES enquiry. Once the quote has been received, the contractor must write to accept it, and only then will National Grid provide a timescale for installation, which could up to 16 weeks later. However, their budget for new connections is £400 per property.</p> <p>UKPN take up to 15 working days to provide a quote for both new connections and diversion of existing.</p> <p>Affinity Water require a payment of £300 to get a budget quote for new connections.</p> <p>With all the above in mind, we can reduce our provisional sum to £6400 to cover new installations for electricity, water and BT, with the £1600 to cover new gas installations.</p> <p>Noted</p> <p>To provide a firm price will add £1000 to our tender</p> <p>Noted</p> <p>Noted</p> <p>We haven't provided a PC sum. Our firm price allowance is £461 per thousand, nett.</p> <p>We now know there is no gas pipeline within the site boundary, additional cost attributed for the electrical cable.</p> <p>Uplift of £4168.05</p> <p>Site layout hammerhead; windows; through floor lift positions; roof design; balcony needs to be supported by columns/posts;</p> <p>Bond noted; prov sum allowed for 6.5.1 insurance</p>	<p>£</p> <p>£ 2,000.00</p> <p>£ 5,000.00</p> <p>£ 1,000.00</p> <p>£ 1,500.00</p> <p>£ 10,000.00</p> <p>£ 4,168.05</p> <p>£ 2,000.00</p> <p>£ 27,668.05</p>		
<p>7 The Ian Farmer preliminary ground investigation recommends further contamination investigation be carried out to determine the delineation of contamination. At this time, our tender allows for the following, pending the results of the investigation:</p> <ul style="list-style-type: none"> - The cost of the survey, remediation strategy and final validation, as advised by Ian Farmer Associates - £2000 for removal of 10m3 of contaminated or hazardous soil - Remediation advised in 9.1.3 of the Ian Farmer preliminary investigation (600mm capping layer in areas of soft landscaping) <p>8 We have allowed for porous paving and tarmac across the site, however Section 4 specifies 300 x 300mm paving slabs, but we cannot source these in a permeable paving system. We therefore allow for a block paving system in lieu.</p> <p>9 We allow a provisional sum of £500 for each of the new connections into existing drainage at the boundary of the site, pending results of search surveys to confirm exact connection locations.</p> <p>10 We allow a provisional sum of £1500 for removal and grubbing up of existing drainage pending results of the survey yet to be carried out.</p> <p>11 We make no allowance for works to any existing site boundaries other than to install a new gate as shown on PL03.</p> <p>12 We have allowed for Velfac in lieu of Rational, full technical details can be provided upon request.</p> <p>13 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.</p> <p>14 UKPN have advised that there is a cable running through the site, and National Grid have advised that it is highly likely there is a low pressure pipeline in the vicinity of the site. However, neither body has provided any further advice regarding location and depth. We therefore allow a provisional sum of £5000 for further surveys and any diversions or removals, or any extraordinary costs associated with excavating within the site.</p> <p>15 To allow continuity of appearance, and to maximize longevity and reduce maintenance, we allow for UPVC fascia, soffit and RW goods.</p> <p>a During the tender period, we raised a number of queries with potential planning issues which could not be bottomed out during the tender period. We would wish to discuss these should our tender be of interest. However, it should be noted that our tender makes no allowance for any changes that are ultimately deemed to be material amendments.</p> <p>b We make no allowance for a bond or 6.5.1 insurance.</p>	<p>Ian Farmer site investigation – it will be a requirement of the building contract that the contractor takes responsibility for removal of all contamination on site. Please either confirm your Fixed Price tender, or advise of any adjustment to same.</p> <p>Hard pavings – your proposals are noted and are acceptable, subject to meeting the requirements of the Planning Authority, which will be the contractor's responsibility.</p> <p>Drainage connections – please remove the Provisional Sum and confirm a Fixed Price for drainage connections.</p> <p>Removal of existing drainage – please remove the Provisional Sum and confirm your Fixed Price for removal of existing redundant drainage.</p> <p>Boundaries – your comments are noted.</p> <p>Velfac windows – your comments are noted.</p> <p>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.</p> <p>Services – please remove the Provisional Sum and confirm your costs for any services diversions required through the site. This will be the responsibility of the contractor.</p> <p>Fascia and soffit materials – we note your proposals for UPVC. This is unacceptable, as confirmed by the Employer's Requirements. The Employer's preference would be a self-finished laminate board, Trespa or equal. Please confirm your proposals and price.</p> <p>Planning issues – would you please confirm which planning issues are of concern.</p> <p>Bond/6.5.1 Insurance – there is no requirement for a Performance Bond. Please allow a Provisional Sum of £2,000 for clause 6.5.1 insurance.</p>	<p>Remove new gas installations.</p> <p>UKPN take up to 15 working days to provide a quote for both new connections and diversion of existing.</p> <p>Affinity Water require a payment of £300 to get a budget quote for new connections.</p> <p>With all the above in mind, we can reduce our provisional sum to £6400 to cover new installations for electricity, water and BT, with the £1600 to cover new gas installations.</p> <p>Noted</p> <p>To provide a firm price will add £1000 to our tender</p> <p>Noted</p> <p>Noted</p> <p>We haven't provided a PC sum. Our firm price allowance is £461 per thousand, nett.</p> <p>We now know there is no gas pipeline within the site boundary, additional cost attributed for the electrical cable.</p> <p>Uplift of £4168.05</p> <p>Site layout hammerhead; windows; through floor lift positions; roof design; balcony needs to be supported by columns/posts;</p> <p>Bond noted; prov sum allowed for 6.5.1 insurance</p>	<p>£ 2,000.00</p> <p>£ 5,000.00</p> <p>£ 1,000.00</p> <p>£ 1,500.00</p> <p>£ 10,000.00</p> <p>£ 4,168.05</p> <p>£ 2,000.00</p> <p>£ 27,668.05</p>		

Ian Collins

From: Nick White <N.White@denmarkandwhite.co.uk>
Sent: 15 November 2016 08:33
To: Ian Collins
Subject: Epping Forest / East Thames

Good morning Ian

Further to our telephone conversation regarding the above – mentioned schemes, I have looked at removing the provisional sums we imposed within our offers. I can confirm the following

Contract A. Centre Drive and Springfields. Submitted on 7th October

We will stand by the included provisional sum of £48,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

Contract C. Parklands. Submitted on 19th October

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

Contract E. Bluemans End. Submitted on 4th November

We will stand by the included provisional sum of £24,000 and fix our price in respect of Stats – disconnections, connections, diversions, new supplies and BWIC

We also bid on Contract B. Stewards Green Road, which was submitted on 4th November. Whilst we appreciate that this contract is not design & build we wondered whether the Employer may have an appetite to element the majority of the risk surrounding the Provisionals Sums. If this is the case, we are prepared to offer a revised fixed contract sum, based on the design intent, leaving in just two provisional sums (£5k boundary walls, £10k electric main works) for the sum of £813,310.00. With regards to the electrical main works – we are also prepared to carry out investigate and resolution work in respect of the provisional sum at our own risk if there is a commitment from the Employer to move forward with DWL on the project if it is satisfactorily resolved. We have assumed that the design will be concluded by the Employer and his agents – but we would work with them similarly to how we interact on a design and build contract.

Finally; and we trust that this is not taken as being presumptuous; if we happened to be under consideration for all 4 schemes we have tendered; and if they are all instructed to proceed at the same time, but with a small staggered start we would be in a position to make some economy savings. We are prepared to pass these savings onto the Employer and they total too £39,196.00. We have an experienced site delivery team in place whose current scheme finishes in the middle of January 2017 who are perfectly positioned to move straight onto these projects, allowing for design development and discharging pre commencement conditions

If you require any further information, please do not hesitate to contact me at your leisure

Regards

Nick White

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From: Nick White
Sent: 10 November 2016 13:48
To: Ian Collins <ICollins@pellings.co.uk>
Subject: Epping Forest / East Thames

Hi Ian

Further to our telephone conversation yesterday we would very much appreciate some feedback on our submitted tenders in respect to the above Client. This will massively help our forward planning and how we deal with the submission of pending tenders. I totally appreciate that the feedback will be informal at this stage until the quality scoring and comparison is fully complete

Initially, we were advised that feedback would be received as individual tenders were submitted and evaluated – but understand that this has probably changed now

The schemes we priced were

1. Contract A. Centre Drive and Springfields. Submitted on 7th October
2. Contract C. Parklands. Submitted on 19th October
3. Contract E. Bluemans End. Submitted on 4th November
4. Contract B. Stewards Green Road. Submitted on 4th November

Thanks once again for your assistance in this matter

Regards

Nick White