

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

**Scheme Comprising Site Preparation
Followed by Construction of 8no.
Dwellings with Amenity and Parking
Spaces and Related Infrastructure at**

**Site at Springfield Site C, Epping and
Site at Centre Avenue, Epping
Essex
CM16**

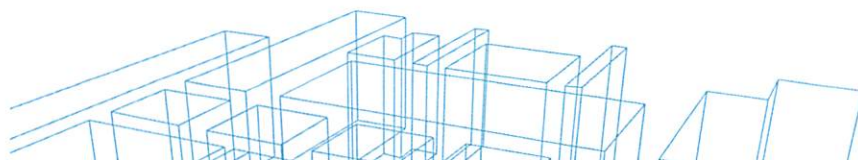
For

East Regen Limited

and

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

Our Ref: JK/sw/612.075
22 November 2016
Issue: Rev 00



Pellings 

**SPRINGFIELD SITE C AND CENTRE AVENUE, EPPING, ESSEX CM16
TENDER REPORT 22ND NOVEMBER 2016**

Rev	Date	Status	Author	Check
00	22.11.16	Final	J King	IJC

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1.0 EXECUTIVE SUMMARY

- 1.1. The project comprises provision of the following:
- 4no. dwellings to include amenity and parking spaces and related infrastructure at land at Springfield Site C, Epping Essex.
 - 4no. dwellings to include amenity and parking spaces and related infrastructure at land at Centre Avenue, Epping, Essex.
- 1.2. Of the four tenders sent out, three were returned.
- 1.3. Isolated clarifications were sought via email from the tendering Contractors, for which responses have been received (please see Appendix B).
- 1.4. Pellings LLP have undertaken an arithmetical check of the tenders in accordance with the ETG/EFDC Invitation to Tender.
- 1.5. Tenders were returned from Denmark & White, PA Finlay and Olli Construction. There was no tender return from Kind and Company.
- 1.6. Once costs and programme have been agreed, EFDC will need to enter into the JCT Design and Build 2011 Contract with the chosen Contractor. The Contract will include EFDC's Bespoke Contract Amendments.
- 1.7. Contractor's insurances will need to be checked prior to an order being placed.
- 1.8. It is not known whether the Employer has set aside a contingency sum should matters arise during the course of construction work not covered elsewhere.
- 1.9. There are a number of potential risks that remain and these include:
- Discharge of planning conditions
 - The potential for below ground contamination
 - Utilities
 - Financial checks
 - Programme
 - Provisional Sums
- 1.10. The CDM Regulations 2015 apply to this project. Pellings LLP have been appointed as Principal Designer under these Regulations.
- 1.11. At the present time Denmark & White have provided the most economically advantageous tender. Their Quality Submission has been scored, along with those of the other submitted tenderers.

2.0 INTRODUCTION

2.1 The parties involved in this project are as follows:

- **Employer:** Epping Forest District Council of Civic Offices, High Street, Epping, Essex CM16 4BZ.
- **Development Agency/Clerk of Works:** East Thames Group of 29-35 West Ham Lane, Stratford, London E15 4PH.
- **Employer's Agent:** Pellings LLP of 24 Widmore Road, Bromley, Kent BR1 1RY.
- **Contractor:** To be appointed.

2.2 The location of the sites are land off Centre Avenue, Epping, Essex, CM16 and land at Springfields, Epping, Essex, CM16.

2.3 The project comprises site preparation followed by design and construction of 4no. dwellings on each of the above sites. Also included is the design and construction of associated amenity space, parking areas and infrastructure.

2.4 It is believed the land to be utilised is currently owned by Epping Forest District Council.

3.0 BASIS OF TENDER / PROCUREMENT PROCESS

3.1 Pellings LLP provided a "long list" of Contractors to Epping Forest District Council/East Thames Group. EFDC/ETG then obtained financial information about the Contractors concerned.

3.2 From the long list, a shortlist of four Contractors was selected based on the information provided by those Contractors in terms of contract values and locations that they favoured.

3.3 The 4no. Contractors were provided with the tender documentation in an electronic "dropbox" including a draft JCT Contract with Client Bespoke Amendments.

3.4 Tenders were issued on 1st September 2016.

3.5 A dropbox was provided to the following Contractors:

- PA Finlay
- Denmark & White
- Hollington Construction Limited (Olli Construction)
- Kindbuild

3.6 The successful Contractor will be responsible for the design of all aspects of the scheme and also discharging all outstanding Planning Conditions, whether pre-start or to be discharged during the course of the project.

3.7 A full set of Employers Requirements was provided in addition to preliminary site investigations and Planning Consent letters for the scheme, along with consented scheme drawings.

3.8 During the tender period, 2 tender addenda were issued in respect of additional drawings and site investigation information.

**SPRINGFIELD SITE C AND CENTRE AVENUE, EPPING, ESSEX CM16
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- 3.9 The tender return date was 7th October 2016.
- 3.10 The tenders were returned to Epping Forest District Councils' offices and then subsequently forwarded by post to Pellings LLP.
- 3.11 The Pre-Tender Estimate issued by Pellings LLP in July 2016 was in the sum of £1.53m.

4.0 RETURN OF TENDERS

- 4.1 Tenders were received from PA Finlay, Denmark & White and Olli Construction. There was no tender return from Kind & Company.
- 4.2 The following is a summary statement of the tenders:

Contractor	Tender Sum	Quality Submissions	Proposed Contract Period
Denmark & White	£1,408,126.30	Yes	60 calendar weeks
PA Finlay	£2,071,567.42	No	52 calendar weeks
Olli Construction	£1,544,016.20	Yes	46 calendar weeks
Kind & Company	No tender		

5.0 EXAMINATION OF TENDER RETURNS

- 5.1 Pellings LLP carried out an arithmetical check on all tenders received. All tenders were arithmetically correct.
- 5.2 The Quality Submissions were then checked. PA Finlay did not submit any kind of Quality Submission in the format required by the Invitation to Tender. As such, they have scored '0' for all Quality Questions.
- 5.3 A summary of the unmoderated scores is attached. Denmark & White provided the most economically advantageous tender of the three submitted.
- 5.4 Denmark & White also provided slightly better qualitative answers, when compared to Olli Construction.
- 5.5 The tenders included a number of clarifications, to which questions and answers were raised during post-tender correspondence. Please refer to Appendix B.

6.0 PROVISIONAL SUMS

6.1 All Contractors originally allowed Provisional Sums for connection of new utilities such as gas, water, electricity and BT/telecommunications infrastructure and connections to the existing drainage and stormwater infrastructure.

6.2 All Contractors were asked to provide firm quotations for the items covered by Provisional Sums that they had included in their offers.

6.3 Provisional Sums were also included in the Employers Requirements in the sum of £6,500.00:

- £1,000.00 in respect of permanent signage
- £5,000.00 in respect of additional works to boundaries
- £500.00 in respect of drainage to adjacent driveway

6.4 These Provisional Sums may be spent in whole or in part or may be increased depending on the actual costs of the work.

6.5 With the final clarification received, from Denmark & White on 15th November 2016, the only provisional items remaining within their tender are those provided by the Employer.

7.0 CONTINGENCY / DAYWORKS

7.1 Dayworks are not applicable to this contract, having regard to the client bespoke amendments also.

7.2 PLLP recommend that ETG/EFDC set aside a contingency to deal with matters that are either unforeseen or may entail further expenditure.

8.0 RISKS

8.1 Discharging of Planning Conditions

8.1.1 Under a Design and Build Contract, the Contractor or their Designer is responsible for discharging all outstanding Planning Conditions relating to the scheme. These may be Pre-Start Conditions or Conditions to be discharged during the course of the building work.

8.1.2 The Contractor will need to obtain written sign off for all Conditions prior to the scheme being completed and handed over to EFDC.

8.2 Utilities

8.2.1 Until Firm quotations are received by the contractor for services, this item remains a risk to the scheme in terms of cost and programme.

8.3 Financial Checks

8.3.1 It is assumed that EFDC/ETG will carry out any financial checks they deem necessary prior to placing an order with the intended Contractor, although it is noted that prequalifying checks have already been made as outlined at 3.1.

8.4 Programme

8.4.1 Whilst the Contractor has been asked to adhere to EFDC's desired programme, Denmark & White has indicated they require a period of 44 weeks on site plus a design phase of 16 weeks, 60 weeks in total.

9.0 LEGISLATION

9.1 CDM Regulations 2015

9.1.1 The work will be subject to compliance with the CDM Regulations 2015 (CDM).

9.1.2 Pellings LLP will carry out the role of Principal Designer. The Build Contractor will be responsible for the role of Principal Contractor.

9.1.3 Commencement of the works on site will be subject to the following:

- Following up of references from the intended Contractor.
- The submission of a suitably developed Construction Phase Plan.
- The Employer's authorisation (subject to the above).
- Submission of an F10 form.
- Discharge of "Pre-Start" Planning Conditions.

9.1.4 The Appointed Contractor will be the Principal Contractor and will also be responsible for the production of the Health & Safety File, in conjunction with the Principal Designer at the end of the project.

9.2 Building Regulations

9.2.1 The Contractor will be responsible in tandem with their Designer for obtaining all necessary consents in relation to Building Regulations via the Local Authority Building Control Department (LABC).

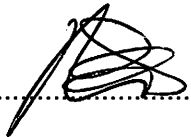
9.3 Planning Permission

9.3.1 The scheme has Planning Consent.

9.3.2 All outstanding planning conditions will need to be discharged prior to the Employer taking possession of the completed dwellings.

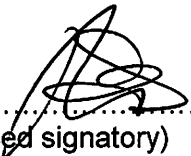
10.0 CONCLUSIONS & RECOMMENDATIONS

- 10.1 Having regard to both the pricing submissions and quality scores, Denmark & White has provided the most economically advantageous tender.
- 10.2 Clarifications given at tender stage have been removed during post-tender correspondence, and the tender is now an unqualified firm price.
- 10.3 Subject to any necessary financial checks and EFDC following up references, Pellings LLP recommend an order be placed with Denmark & White for the carrying out of the works to the Contract Sum of £1,408,126.30 with a contract period of 44 weeks on site plus a design phase period prior to the start on site of 16 weeks (60 weeks in total).

Signed..........

Date *22nd November 2016*

On behalf of: PELLINGS LLP

Countersigned.....
(Pellings authorised signatory)

Date *22nd November 2016*

**Appendix A
Qualitative Assessment**

**SPRINGFIELD SITE C AND CENTRE AVENUE, EPPING, ESSEX CM16 - CONTRACT A
TENDER REPORT 22ND NOVEMBER 2016
APPENDIX A – QUALITATIVE ASSESSMENT**

PRICE/QUALITY EVALUATION

Price Scores

		Score (Max 60%)
Denmark and White	£1,408,126.30	60%
Olli Construction	£1,544,016.20	54.72%
P A Finlay	£2,071,567.42	40.78%

Quality Scores

		Denmark & White		Olli Construction		PA Finlay	
		Out of 10	Weighted	Out of 10	Weighted	Out of 10	Weighted
Q1 weighting 12/40	PLLP	5	6.0	4	4.8	0	0
	ETG	9	10.8	6	7.2	0	0
	EFDC	8	9.6	6	7.2		
Average Weighted			8.8		6.4		0
Q2 weighting 12/40	PLLP	6	7.2	5	6.0	0	0
	ETG	7	8.4	8	9.6	0	0
	EFDC	5	6.2	6	7.2		
Average Weighted			7.2		7.6		0
Q3 weighting 8/40	PLLP	4	3.2	5	4.0	0	0
	ETG	4	3.2	8	6.4	0	0
	EFDC	5	4.0	5	4.0		
Average Weighted			3.5		4.8		0
Q4 weighting 4/40	PLLP	5	2.0	5	2.0	0	0
	ETG	6	2.4	7	2.8	0	0
	EFDC	8	3.2	8	3.2		
Average Weighted			2.5		2.7		0
Q5 weighting 4/40	PLLP	5	2.0	6	2.4	0	0
	ETG	6	2.4	7	2.8	0	0
	EFDC	8	3.2	8	3.2		
Average Weighted			2.5		2.8		0

Summary	Price	Quality (Total Average Weighted)	Total	Rank
Denmark and White	60%	24.5	84.50	1
Olli Construction	54.72%	24.3	79.02	2
P A Finlay	40.78%	0	40.78	3

**Appendix B
Post Tender Correspondence**

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

Denmark&White Ltd

Unit 7 Imperial Park
Rawreth Lane
Rayleigh
Essex
SS6 9RS



Tel 01268 786 444
Web www.denmarkandwhite.co.uk



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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

Denmark&White Ltd

Unit 7 Imperial Park
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Rayleigh
Essex
SS8 9RS



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Susan Walland

From: Nick White <N.White@denmarkandwhite.co.uk>
Sent: 19 October 2016 15:59
To: Julia King
Cc: 'Sidney Yanney'; 'JHayes@eppingforestdc.gov.uk'; James Shutt; Paul Pledger; Ian Collins
Subject: RE: EFDC Phase 3 - Contract A (612075)

Hi Julia

Apologies for the delay in responding; I have answered your questions below (in red)

An arithmetical check has been undertaken on your tender. It appears to add up, but for a 2p discrepancy. Please can you check your figures and revert back to me. **The 2p error was generated via rounding issues on our excel spreadsheets; it occurred when we carried forward figures from our net cost pricing document to the contract sum analysis. Would you like me to generate a new CSA to correct the 2p error**

It is noted that the utilities connections at the present time have been priced as a Provisional Sum in the sum of £48,000. Please could you revert back to me with a Firm quotation for statutory utilities and connections. **The Provisional Sum was included because there is insufficient time during a 5 week tender period to obtain firm quotations for the new connections. The included sum of £48,000 was based on historic comparable data for previously completed / similar schemes in respect of the new connections. We do not actually anticipate any requirement for diversions or disconnections as the information provided with the tender documents do not seem to indicate there are any existing services on site. Therefore, we propose to fix our inclusion for £48,000 for the new incoming supplies with a caveat that no diversionary or disconnection work arises after further investigation.**

It is noted that Denmark & White would undertake this contract with a 60 week programme. **Yes, as intimated on the form of tender our period from possession of site is 60 calendar weeks. We anticipate a 16 week design period however we would expect to carry out demolition, enabling works, site clearance etc.. during the design period. The intimated 44 week construction period would be worked with a 4 week stagger between the two sites to achieve continuity of labour**

Please can you confirm your overheads and profit percentage that you have allowed for in reaching your tender offer. **Our percentage addition for OHP applied to this tender is 10%**

Are there any risk items remaining on the tender you have put forward? **There are no apparent risks that we feel necessary to bring to your attention**

Regards

Nick White

Denmark & White Ltd

Unit 7 Imperial Park
Rawreth Lane
Rayleigh
Essex
SS6 9RS



Tel 01268 786 444

Web www.denmarkandwhite.co.uk



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From: Julia King [mailto:JKing@pellings.co.uk]

Sent: 18 October 2016 09:56

To: Nick White <N.White@denmarkandwhite.co.uk>

Cc: 'Sidney Yanney' <Sidney.Yanney@east-thames.co.uk>; 'JHayes@eppingforestdc.gov.uk' <JHayes@eppingforestdc.gov.uk>; James Shutt <jshutt@eppingforestdc.gov.uk>; Paul Pledger <PPledger@eppingforestdc.gov.uk>; Ian Collins <ICollins@pellings.co.uk>

Subject: EFDC Phase 3 - Contract A (612075)

Dear Nick

I hope you are well.

I am currently appraising the pricing aspects of the received tenders in relation to EFDC Phase 3, 'Contract A'.

An arithmetical check has been undertaken on your tender. It appears to add up, but for a 2p discrepancy. Please can you check your figures and revert back to me.

It is noted that the utilities connections at the present time have been priced as a Provisional Sum in the sum of £48,000.

Please could you revert back to me with a Firm quotation for statutory utilities and connections.

It is noted that Denmark & White would undertake this contract with a 60 week programme.

Please can you confirm your overheads and profit percentage that you have allowed for in reaching your tender offer.

Are there any risk items remaining on the tender you have put forward?

I look forward to hearing from you in this regard.

Kind regards.

Julia

Julia King BSc (Hons) MRICS
Senior Employer's Agent

Pellings
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Susan Walland

From: Nick Athienitis <nick.a@pafinlay.com>
Sent: 18 October 2016 15:21
To: Julia King
Cc: Sidney Yanney; JHayes@eppingforestdc.gov.uk; Paul Pledger; James Shutt; Ian Collins; Graham Rogers
Subject: RE: EFDC Phase 3 - Contract A (612075)

Dear Julia

Thank you for your email

I note below some answers to the queries you have raised which we can respond to straight away as follows

Please can you confirm whether PA Finlay Homes is a separate legal entity to PA Finlay as a whole. **P A Finlay Homes is an internal department of P A Finlay Limited so effectively Our main company would carry out the works**

It is noted that your tender includes a 5% contingency which you have added on to your Contract Sum of your own volition. Is this a general sum to cover risk items that are unspecified, or are there any other risk items in your tender?

This Contingency is added on what we use as our budget sheet for our own Speculative Building projects. If the client feels that they don't want have any Contingency in hand then this sum can be omitted.

Please can you confirm the overheads and profit percentage that you have allowed for in making your offer. **Our Normal rates on this sort of project would be 6.5% profit and 14% head office overheads**

The preambles to the submission state that the scheme will meet Level 3 of the Code for Sustainable Homes only. **To Clarify our offer allows to build the properties to the latest Building Control Requirements**

It is noted that there are Provisional Sums for gas, water and electricity connections, making a total of £60,000 for these items.

Is it possible that PA Finlay could firm up these figures in which to provide a Firm quotation. **I have spoken to our Utilities consultant who has advised that it can take**

4 to 6 weeks to get an accurate budget price. We have based our P Sums on the average of the roughly 8 to 11 K charged on our most recent enquiries in the Epping Area.

I doubt they will vary greatly from this overall

The CSA makes reference to Kent County Council Highways Bonds and Fees. This may be an oversight. **Yes this is an oversight and should be removed all together**

In addition, £70,000 has been allowed for in site management. Can the assumption be made that this is the cost of 1 full-time Manager on each of the 2 sites? **Yes that is correct**

The offer also allows the sum of £2,000 for converting CAD drawings. It is not clear what this sum of money covers. **Sorry this was included for a previous project and should be removed**

PA Finlay have not incorporated a sum of money against the insurances section of the Contract Sum Analysis or time related preliminaries. Please can this be checked and verified?

Our insurances on this project have been included within our general overhead

I hope this is helpful

Nick Athienitis
Managing Director
P A Finlay & Co Ltd
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Follow us on twitter @FinlayCo
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Mobile: 07973 354714
Tel: 020 8555 8107
Direct: 020 8536 8151
Fax: 020 8536 8188
Email: nick.a@pafinlay.com

Susan Walland

From: Julia King
Sent: 18 October 2016 09:56
To: 'nicka@pafinlay.com'
Cc: 'Sidney Yanney'; 'JHayes@eppingforestdc.gov.uk'; Paul Pledger; James Shutt; Ian Collins
Subject: EFDC Phase 3 - Contract A (612075)
Categories: Egress Switch: Unprotected

Dear Nick

I hope you are well.

I am currently in the process of appraising pricing aspects of the submitted tenders for the EFDC Phase 3 contract known as 'Contract A – Springfields Site C and Centre Avenue'.

Please can you confirm whether PA Finlay Homes is a separate legal entity to PA Finlay as a whole.

It is noted that your tender includes a 5% contingency which you have added on to your Contract Sum of your own volition. Is this a general sum to cover risk items that are unspecified, or are there any other risk items in your tender?

Please can you confirm the overheads and profit percentage that you have allowed for in making your offer.

The preambles to the submission state that the scheme will meet Level 3 of the Code for Sustainable Homes only.

It is noted that there are Provisional Sums for gas, water and electricity connections, making a total of £60,000 for these items.

Is it possible that PA Finlay could firm up these figures in which to provide a Firm quotation.

The CSA makes reference to Kent County Council Highways Bonds and Fees. This may be an oversight.

In addition, £70,000 has been allowed for in site management. Can the assumption be made that this is the cost of 1 full-time Manager on each of the 2 sites?

The offer also allows the sum of £2,000 for converting CAD drawings. It is not clear what this sum of money covers.

PA Finlay have not incorporated a sum of money against the insurances section of the Contract Sum Analysis or time related preliminaries. Please can this be checked and verified?

I look forward to hearing from you in this regard.


Kind regards.

Julia

Julia King BSc (Hons) MRICS
Senior Employer's Agent
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Susan Walland

From: surveying@olliconstruction.co.uk
Sent: 18 October 2016 15:12
To: Julia King
Subject: Re: EFDC Phase 3 - Contract A (612075)
Attachments: Untitled attachment 00068.xlsx

Good Afternoon Julia,

As requested please find attached revised tender.

Here are our comments to incorporate as appropriate in our response to Pellings:

0.1.1 We can confirm the removal of any hazardous material at £5000.00 per site. The SI provided as part of the tender package indicated low levels of such material but it will need to be removed.

0.1.3 Omitted

0.2.5 We can confirm this as a fixed price as per our tender submission

0.3.1 We need to carry out our own asbestos survey and report to satisfy HSE/CDM, and should not have to rely on a survey by others in these circumstances

5.4.1 We can confirm this as a fixed price as per our tender submission.

5.8.1 We can confirm this as a fixed price as per our tender submission.

9.2.1 & 9.2.2 the planting and turfing is subject to the detailed landscaping design which is one of the conditions on the planning consent which need ps to be discharged. However, based on the detail shown on the planning drawings, we can confirm the prices in our submission as fixed.

9.5 I am sure that this refers to the surface and foul water drainage within both sites and not the mains sewer connection. Confirm this as a fixed price as per our tender submission.

9.64 We can confirm this as a fixed price as per our tender submission

9.6.5 fix the cost of the incoming BT lines at £2000.00 per site. Internal distribution/cabling is included in our electrical installation price

9.71 Confirm this as a fixed price as per our tender submission. I checked the price of a motorised pumping station and took account of the sub ground manhole required for this in our cost for the drainage.

10.6 The section 278 works are those which are required to the public highway, but which we would carry out via an agreement with the local authority highways department. There is only one access into each site. Confirm this as a fixed price as per our tender submission.

10.7 We can confirm this as a fixed price as per our tender submission

11.6.6 Both sites are surrounded by existing residential properties with gardens backing directly on to the sites making them vulnerable. The out of hours security allows for those periods when excavations are on going for foundations and drainage etc to ensure the safety of the local residents.

General :

We have allowed for all necessary mechanical plant and equipment including telehandlers within our itemised costs.

Principal designer attendances and the provision of any manuals to the principal designer are included within the professional fees section of the tender submission.

The arithmetic errors are noted.

The subtotal stand grand total are correct.

If you have any queries, please do not hesitate to contact me.

Kind regards

Peter Pietrzyk



Olli Group

Project Quantity Surveyor

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Tel: 02074745111 x 219

E-mail: surveying@olliconstruction.co.uk

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From: Julia King [mailto:JKing@pellings.co.uk]

Sent: 18 October 2016 09:56

To: 'dean@olliconstruction.co.uk'; 'edith@olliconstruction.co.uk'

Cc: 'Sidney Yanney'; 'JHayes@eppingforestdc.gov.uk'; Paul Pledger; James Shutt; Ian Collins

Subject: EFDC Phase 3 - Contract A (612075)

Dear Dean

I hope you are well.

Thank you for your tender. I am currently in the process of appraising the pricing aspects of the submissions and I have the following comments:

Olli Group's offer contains a number of Provisional Sums. Briefly they can be summarised as:

- Contamination
- Invasive species
- Temporary works
- Asbestos surveys
- Mains water supply

- Electrical connection
- Planting, seeding and turfing
- Surface and foul water
- Gas connections
- BT/telecoms provision
- Foul drainage to include a pumping station
- Section 278 works
- External lighting

Please can the above Provisional Sums be amended to Firm quotations, in order that the received tenders can all be compared on a like for like basis.

Have telehandlers or any other mechanical equipment been allowed for?

Please can Olli Group what out of hours security comprises?

Have they allowed for any Principal Designer related attendance, such as providing Operating and Maintenance Manuals to the Principal Designer?

In addition, a number of arithmetical errors were noted in the tender. Item 12.1 of the CSA states 'main contractors overheads'. This is based on 10% according to the figure in red coloured font. My maths makes the sum of £61,348.05 + £61,696.75 = £123,044.80. This is against the figure as shown in the CSA spreadsheet of £616,967.50.

The figure for main contractors profits when the sums of £30,674.03 + £30,848.38 = £61,522.41, which is 1p out.

This does however bring a correct sub-total on the following page of £184,567.21 less the 1p variation detailed above.

Also, it is not clear why you have allowed a Provisional Sum for asbestos on the basis a Refurbishment & Demolition survey has been provided. Please can you clarify your reasoning in including a Provisional Sum, is it in the event, for instance, of further fly tipping or the survey being out of date?


I look forward to hearing from you in this regard.

Kind regards.

Julia

Julia King BSc (Hons) MRICS
Senior Employer's Agent
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