



TENDER REPORT SUMMARY

PROJECT: SHENFIELD HIGH SCHOOL, ALEXANDER LANE, BRENTWOOD, ESSEX, CM15 8RY
CURTAIN WALLING, WINDOW AND DOOR REPLACEMENT 2017/18

1. Purpose of This Report

- 1.1 This report summarises the tender exercises carried out to date and our recommendation for a contractor to carry out the curtain walling in the summer of 2017.

2. Background

- 2.1 In view of the overall condition of the curtain walling, windows and doors to Humanities, Admin and English Blocks the school have submitted a number of bids over recent years to the ESFA via the Condition Improvement Fund.

As part of this process a tender exercise was carried out in 2014 for replacement of all of the windows across Humanities, Admin and English.

Due to restrictions in funding the scope of works had to be reduced and in 2015/16 the school were awarded funding for the Humanities Block on appeal.

- 2.2 Following the award of funding via appeal a 'retender' was carried out over summer 2015 as a significant time period had lapsed.

The project was tendered to three companies (Associated Installations, Davco and Horizon Construction) and the lowest price received was from Horizon construction.

As part of this process prices were also requested for re-cladding the English Block. Horizon Construction's price for this work was £488,959.97 and this was based on the rates they provided as part of their lowest tender.

- 2.3 The price submitted by Horizon Construction was used to support the CIF bid for English Block as it was a competitively tendered price. The rates were clearly competitive as the ESFA awarded funding in April despite it being a very competitive process.

3. Subsequent Developments

- 3.1 When Horizon Construction carried out the works to the Humanities block there were a number of issues that arose during the course of the contract. These were all addressed but there is an understandable lack of confidence in Horizon construction carrying out the next phase.

- 3.2 As a result of the above, negotiations commenced with the second lowest tenderer, Davco Construction. The purpose was to see if they could achieve the tendered rates and programme previously submitted by Horizon Construction.

3.3 Details were received from Davco on 24th May 2017 and a full arithmetical check has since been carried out. The final cost was confirmed as £487,421.00 which is below the CIF allowance of £488,959.97. Other items to note include:

- The programme is likely to be 14 weeks on site and the works would be carried out on a phased basis.
- The intended sub-contractors are as per the Horizon Construction contract (Barking Shopfitters, Phoenix Green)
- The contract includes a £15,000 contingency but all risk items encountered on the first phase have been mitigated.
- Based upon BCIS indices inflation would be upwards of 10% from when the price was first submitted. This makes is exceptional value for money.

4. Recommendations

4.1 It is our recommendation that, to utilise the good weather and to minimise disturbance to the School, an order is placed with Davco on the following basis:

- Contract Sum - £487,421.00
- Programme - 4 week mobilisation and 14 weeks on site.
- Contract - JCT Intermediate Contract 2016 with the following clauses:
 - LAD's - £1,000 per week.
 - Rectification Period – 12 months.
 - Payments – Monthly valuations and 28 day payments.
 - Insurance of works – By the school (clause 6.7C) .

4.2 Contractors are getting busy as are window fabricators the best chance of minimising disruption would be to place an order as soon as possible. As summer approaches window lead in periods can be as long as 7-8 weeks.

This report has been prepared by:



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