



15th September 2017

TENDER ANALYSIS REPORT

PROJECT: SHENFIELD HIGH SCHOOL, ALEXANDER LANE, BRENTWOOD, ESSEX, CM15 8RY
URGENT FLAT ROOFING WORKS 2017/18

1. Purpose of This Report

- 1.1 Given the overall current condition of the flat roofing the School confirmed they wished to obtain cost certainty prior to submission of the Condition Improvement Fund (CIF) bid for their replacement in December 2016.
- 1.2 The School have carried out a number of surveys of the building fabric, M& E installations and energy use over recent years as part of their ongoing review of their Asset Management Plan. Roof areas have been surveyed in detail and, as a result of ongoing leaks, the priority areas for replacement were identified.
- 1.3 PCH Associates were appointed to obtain cost certainty for the works and this report has been prepared as a summary of our tender examination process.

2. Scope of Works

- 2.1 The Scope of work was limited to the roof areas that have actually failed/ are failing. These areas are limited to roofs S, T, C the corridor area and the sports hall upper roof. This is a total area of 2340m²

3. Tender List

- 3.1 The companies which were invited to tender for these works are as listed below:

- Acclaim Contracts Ltd
- RT Roofing Services
- Superior Roofing & Building Services
- Thameside Roofing Ltd

All companies have carried out numerous similar projects in recent years and on initial approach all said they would be interested in tendering for these works.

- 3.2 Tender Documents were issued on 17th October 2015 via email with the return date set for noon on 11th November 2015.

4. Tender Documents

- 4.1 Tender documents consist of the following:

- PCH Associates Ltd Specification dated October 2015 including Appendices
- 1Nr copy of the Form of Tender.
- PCH Associates drawings 166-4/ PD1 and PD2 (site plan/ site organisation drawing and roof plan)

4.2 The tender was offered on a fixed price basis and the following programme:

- Asbestos R&D Survey -7th April 2017 to 17th April 2017 (i.e. Easter).
- Asbestos Removal -27th May 2017 to 2nd June 2017 (i.e. half term).
- Site set up -27th May 2017 to 2nd June 2017.
- Roofing works - Sports Hall Upper -2nd June 2017 to 22nd July 2017.
- Roofing works - S Block -2nd June 2017 to 22nd July 2017.
- Roofing works - T Block -22nd July 2017 to 25th August 2017.
- Roofing works - C Block -22nd July 2017 to 25th August 2017.
- Roofing works - Corridor areas -22nd July 2017 to 25th August 2017.
- Site clearance -25th August 2017 to 1st September 2017.

4.3 The preliminaries include details of the contract provisions. It was proposed to utilise the JCT Intermediate Building Contract 2016.

4.4 The tender procedure was carried out in strict accordance with JCT Practice Notes and RICS Guidance.

5. Tender Results

5.1 Tenders were opened at noon on Friday 11th November 2015 the results were as follows:

	Position	Contractor	Tender (£)
1		Acclaim Contracts	382,337.00
2		Thameside Roofing Ltd	388,747.00
3		RT Roofing Services	398,991.52
4		Superior Roofing & Building Services	428,273.00

5.1 All contractors submitted fully priced specifications with their tender returns.

6 Evaluation of the lowest Tender Submissions

6.1 The three lowest tender submissions were submitted by Acclaim Contracts, Thameside Roofing and RT Roofing Services. These were all within 4.2% of each other so reflect some very competitive pricing.

6.2 All contractors has submitted a fully priced schedule of works to enable PCH to evaluate their submissions. This can be compared as follows:

			Acclaim	Thameside	RT
• Preliminaries/Access	-		£15,660.00	£73,795.00	£60,629.57
• Roof S	470m ²	-	£64,210.00	£55,466.00	£52,925.43
• Roof T	630m ²	-	£97,474.00	£102,774.00	£119,637.05
• Roof C	450m ²	-	£84,505.00	£53,109.00	£74,735.26
• Sports Hall Upper	750m ²	-	£83,108.00	£74,535.00	£74,735.60
• Corridors	40m ²	-	£22,380.00	£14,068.00	£20,131.61
• Contingency	-		£15,000.00	£15,000.00	£15,000.00
			<u>£382,337.00</u>	<u>£388,747.00</u>	<u>£398,991.52</u>

6.3 It is apparent from the analysis above that each contractor has priced the project slightly differently. An analysis of the lowest tender is as follows:

• Preliminaries / Access	-	£15,660.00	(4.1%)
• Roof S	470m ²	-	£64,210.00
• Roof T	630m ²	-	£97,474.00
• Roof C	450m ²	-	£84,505.00
• Sports Hall Upper	750m ²	-	£83,108.00
• Corridors	40m ²	-	£22,380.00
• Contingency	-	£15,000.00	
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£382,337.00			

6.4 The overall cost of the replacement roof coverings per m² is £177.60. We consider the overall rate particularly good in view of the nature of the roof areas to be replaced. The scope of works has been kept down to the essential areas.

6.5 It was the recommendation that on the basis of best value, Acclaim Contracts were awarded the contract if the CIF Bid was successful.

7. Update following Funding Approval on 18.07.17

7.1 The ESFA awarded funding for the project on the 18th July 2017. The School accepted the ESFA terms and conditions and payment profile within a week of the notification.

7.2 PCH revisited the return tender sum with Acclaim Contracts who confirmed by email that they would be able to stand by their returned tender price from November 2015 (as shown above in 6.3).

8. Recommendations

8.1 Based on best value it is our continued recommendation that Acclaim Contracts are awarded this contract.

This report has been prepared by:

