

MEAD PRIMARY SCHOOL

London Borough of Havering

Tender Report

Revision 1

21st June 2018

B08600BE



Document control sheet

BPP 04 F8
version 16; Oct 2013

Project: Mead Primary School
Client: London Borough of Havering
Document title: Tender Report
Ref. No:
Project No: B08600BE

Originated by		Checked by		Reviewed by	
ORIGINAL	NAME Tony Waite	NAME Susana Martinez	NAME Susana Martinez		
Approved by	NAME Tony Waite	As Project Manager I confirm that the above document(s) have been subjected to Jacobs' Check and Review procedure and that I approve them for issue			INITIALS
DATE	30th April 2018	Document status: Final			

REVISION		NAME Tony Waite		NAME Susana Martinez	
Approved by	NAME Tony Waite	As Project Manager I confirm that the above document(s) have been subjected to Jacobs' Check and Review procedure and that I approve them for issue			INITIALS
DATE	21st June 2018	Document status: Final			

Jacobs U.K. Limited

This document has been prepared by a division, subsidiary or affiliate of Jacobs U.K. Limited ("Jacobs") in its professional capacity as consultants in accordance with the terms and conditions of Jacobs' contract with the commissioning party (the "Client"). Regard should be had to those terms and conditions when considering and/or placing any reliance on this document. No part of this document may be copied or reproduced by any means without prior written permission from Jacobs. If you have received this document in error, please destroy all copies in your possession or control and notify Jacobs.

Any advice, opinions, or recommendations within this document (a) should be read and relied upon only in the context of the document as a whole; (b) do not, in any way, purport to include any manner of legal advice or opinion; (c) are based upon the information made available to Jacobs at the date of this document and on current UK standards, codes, technology and construction practices as at the date of this document. It should be noted and it is expressly stated that no independent verification of any of the documents or information supplied to Jacobs has been made. No liability is accepted by Jacobs for any use of this document, other than for the purposes for which it was originally prepared and provided. Following final delivery of this document to the Client, Jacobs will have no further obligations or duty to advise the Client on any matters, including development affecting the information or advice provided in this document.

This document has been prepared for the exclusive use of the Client and unless otherwise agreed in writing by Jacobs, no other party may use, make use of or rely on the contents of this document. Should the Client wish to release this document to a third party, Jacobs may, at its discretion, agree to such release provided that (a) Jacobs' written agreement is obtained prior to such release; and (b) by release of the document to the third party, that third party does not acquire any rights, contractual or otherwise, whatsoever against Jacobs and Jacobs, accordingly, assume no duties, liabilities or obligations to that third party; and (c) Jacobs accepts no responsibility for any loss or damage incurred by the Client or for any conflict of Jacobs' interests arising out of the Client's release of this document to the third party.

Contents

Contents	Page 2
1) Executive Summary	Page 3
2) Introduction	Page 4
3) Budget	Page 5
4) Tenders Received	Page 6
5) Comparison of Tenders (Tenders Unadjusted)	Page 7
6) Tender Review	Page 8 – 9
7) Adjustment of Tenders for items omitted and items not required	Page 10 - 13
8) Compliant Offer Technical and Financial Tender Evaluation Scoring Summary	Page 14
9) Recommendation	Page 15-16
Appendix A – T&B Contractor's Limited's Post Tender Clarifications	
Appendix B – Borrás Construction Limited's Post Tender Clarifications	

1) Executive Summary

General Comments

Our detailed review of all the tenders received has revealed that one of the two tenders received was within Jacobs Pre Tender Estimate and appeared to be very competitive. However, both tenders received required further clarification to enable the tenders to be compared on a like for like basis. These clarifications are detailed in Section 7 of this report. Also, the responses to tender queries from both tenderers are detailed in Appendices A and B of this Report.

The tender received from T&B Contractors Limited was very competitive and was below Jacobs Pre Tender Estimate and did not include any tender clarifications.

Budget

Following the adjustment of the tenders referred to above the lowest tender of T&B Contractors Limited which totalled **£1,672,967.00** was below Jacobs Pre Tender Estimate of **£1,905,850.00** (excluding Risk, Jacobs Design Fees, VAT and Client's Contingency).

The tender received from T&B Contractors Limited was very competitive and was at a level lower than we would expect bearing in mind the complexity of this project and would therefore advise our Client to allow a contingency of **£150,000** to cover potential additional costs/claims that may arise.

Recommendation

After the pricing adjustments and the quality scoring T&B Contractors Limited are the preferred contractor to carry out the works, although as mentioned above there is concern that for this contractor the general level of pricing included in their tender is low which may give rise to claims for additional costs post contract.

2) Introduction

The aim of this tender report is to provide a detailed financial review of all the tenders received so that all the tenders can be compared on an equal cost basis in order to determine the true value of each tender submitted, which will form part of the overall assessment process.

This tender report provides a detailed analysis of both the commercial and technical aspects of the tenders received for the proposed extension and refurbishment of the existing Nursery, New ARP Modular Classroom Block, Condition Works to existing Infants Block and associated external works and drainage at Mead Primary School in order to make a recommendation for the selection of a contractor for the project. This project was procured on a JCT Standard Building Contract Without Quantities 2016 Edition and on a Single Stage Competitive tender basis with a contract period of 16 weeks.

The scoring and selection criteria used in this Report are as set out in London Borough of Havering's Instructions to Tenderers. In summary, the tender assessment and selection was to be based on both 'quality' and 'price' with the 'price' submission accounting for 70% of the marks and the 'quality' submission for 30% of the marks.

Contractors were invited to submit tenders under the East London Solutions Framework from a Value Band of £500,000 to £3,500,000 and those who expressed an interest to submit a bone fide tender were as follows;

Borras Construction Limited
T&B (Contractors) Limited
Rooff Limited
Barnes Construction Limited

Of the four Contractors invited to submit tenders only two Contractors submitted a tender to London Borough of Havering on 18th April 2018.

It is a Public Sector requirement for the selection process to evaluate the tenders on a like for like basis so that the score given to each tender was the true score for their tender.

The tender received from Borras Construction was qualified and these were resolved through the tender clarification process as detailed in Appendix B of this Report.

Both tenders excluded/included certain items that were/were not required and these were resolved through the tender clarification process as detailed in Appendices A & B of this Report.

Hence it was necessary to adjust the tenders for the excluded/included items before applying a financial score to them.

3) Budget

Jacobs Pre Tender Estimate for the construction works contained in the tender documentation totalled **£1,905,850.00** excluding Risk, Jacob's Design Fees, VAT and Client's Contingency. There were three addendums issued on the portal during the tender period, addendum one was the revised preliminaries, addendum two was Sustainability Report and addendum three was the revised Planning Permission. None of the addendums affected the Pre Tender Estimate.

4) Tenders Received

The results of the tenders received were as follows:

Contractor	Tender	Comments
Borras Construction Limited	£1,921,008.30	Priced CSA provided Programme compliant. Some qualifications made.
T&B (Contractors) Limited	£1,619,887.00	Priced CSA provided (note: not in excel format, but is in the same format as the original excel format. Excel version will be requested if successful for valuation purposes). Programme compliant. No qualifications made.
Rooff Limited	No tender submitted	Not applicable
Barnes Construction Limited	No tender submitted	Not applicable

The tenderers were requested to submit offers based upon a Contract period of 16 weeks.

The tenders that were returned were requested to provide a Priced Contract Sum Analysis Programme, Method Statement and responses to the Quality Questions as part of their tender offer.

Both tenderers provided reasonably detailed tenders.

The tender evaluation process requires the examination of all the tenders received to allow the tenders to be compared on an equal basis.

The findings from our financial examination of the tenders received are detailed in the following sections of this report.

5) Comparison of Tenders (Tenders Unadjusted)

'Table 1' below provides a summary of the costs for each of the key work package elements submitted within the tenders received for the project.

Element	Jacobs PTE £	Borras Construction Limited £	T&B (Contractors) Limited £
Section 1: Main Contractors Preliminaries	209,500.00	218,606.40	160,841.15
Section 2: New Build Nursery Extension	181,801.00	573,207.79	180,456.60
Section 3: Internal Nursery Adaptations	130,175.00	75,937.88	79,361.88
Section 4: Enabling Works to New ARP Block	7,450.00	17,106.65	8,800.00
Section 5: New ARP Block	606,350.00	534,807.24	574,075.48
Section 6: Infant Block Refurbishment Works	380,925.00	180,173.80	253,509.33
Section 7: External Works and Drainage	171,609.00	229,718.54	223,333.42
Section 8: Provisional Sums	91,450.00	91,450.00	91,450.00
Section 9: Main Contractors Overheads and Profit	126,590.00	Included	48,059.14
Total: £	1,905,850.00	1,921,008.30	1,619,887.00

Table 1

Note 1: The Contractors figures on this comparison do not include for any of the adjustments identified in Section 7 of this report.

Note 2: The prices stated by Borras Construction Limited in Section 2, New Build Nursery Extension include the Mechanical and Electrical Services for Sections 3, 5 and 6 making the value for Section 2 artificially high.

6) Tender Review

Following a detailed review, the observations listed below have been made in respect of the tenders received.

	Borras Construction Limited	T&B (Contractors) Limited
Form of Tender Submitted	Yes	Yes
Arithmetical check	No errors	No Errors
Performance Bond	Included (wording to be agreed)	Included
Details of insurances and confirmation that tender complies with the Contract requirement in respect of insurances	Provided	Provided
Cash flow forecast provided	No	No
Agreement to Contract Conditions	Yes, level of LADs needs to be stated	Yes
Certificate of Non Collusion provided	Yes	Yes
Mobilisation Period	8 weeks	6 weeks
Programme duration	16 weeks	16 weeks

	Borras Construction Limited	T&B (Contractors) Limited
Detailed Programme provided	Yes	Yes
Qualifications and Clarifications	Some qualifications made (refer to Appendix B for tender qualifications and clarifications)	No qualifications made (refer to Appendix A for tender clarifications)
Developed Risk Register provided	Yes	Yes
Method Statement requested in Preliminaries (not part of the quality scoring requirements)	Yes	No (will be required if awarded contract)
Inclusion of out of hours working and noisy working	Excluded	Excluded
Fixed price tender	Included	Included
Priced Contract Sum Analysis provided	Yes	Yes
Preliminaries Breakdown provided	Yes	Yes
Preliminaries	12.80%	11.02%
Level of Overheads and Profit (percentage for variations in brackets)	7.5% (7.5%)	2.5% (15%)

7) Adjustment of Tenders for Items Omitted and Items Not Required

The purpose of this part of the tender report is to adjust the tenders so they can be compared on a like for like basis.

Each tender was reviewed in detail and the tender returns were adjusted for items omitted, not priced, priced provisionally and items not required.

The details of the clarifications can be found in Appendix A for T&B Contractor Limited and Appendix B for Borrás Construction Limited):

The tenders were adjusted for omitted items and items not required as follows:

		Borras	T&B	Comment
		£	£	
1.0	Tender Offer	1,921,008.30	1,619,887.00	
2.0	Post Tender Adjustments			
2.1	Arithmetical Errors	0.00	0.00	
2.2	Clarifications and Omitted Items			
2.2.1	Performance Bond	Included	Included	
2.2.2	Agreement to Contract Conditions	Included	Included	
2.2.3	Provisional Sum for Out of Hours Working	10,000.00	10,000.00	Requirement to be determined
2.2.4	Provisional Sum for removal of unforeseen underground obstructions	5,000.00	5,000.00	
2.2.5	Provisional Sum for removal/diversion of existing unforeseen drainage and utilities	5,000.00	5,000.00	
2.2.6	Provisional Sum for removal of unforeseen Contaminated soil removal	5,000.00	5,000.00	
2.2.7	Provisional Sum for load testing and upgrading/modification to the existing services for new ARP extension block	15,000.00	15,000.00	
2.2.8	Firm prices for items not priced within the tender	Included	13,080.00	
2.2.9	Firm prices for items excluded from the tender	5,000.00	Included	Borras had not included for Site Investigation Survey in respect of the modular building
2.2.10	Firm prices for items priced provisionally	Included	Included	
	Carried Forward £	1,966,008.30	1,672,967.00	

MEAD PRIMARY SCHOOL



		Borras £	T&B £	Comment
	2.0 Post Tender Adjustments (cont'd)			
	Brought Forward	1,966,008.30	1,672,967.00	
2.2	Clarifications and omitted items (cont'd)			
2.2.11	Firm price for supply of facing bricks to match existing facing bricks	Included	Included	
2.2.12	Provision of temporary trackway across playing fields including making good existing tarmac surfacing as necessary	Included	Included	
2.2.13	Inclusion of all items necessary for the completion of the ARP Block	Included	Included	
2.2.14	Inclusion of all items necessary for the completion of the works	Included	Included	
2.2.15	Inclusion of all surveys necessary for completion of the ARP Block	Included	Included	Borras price Included in 2.2.9 above
2.2.16	Inclusion of building control fees for the ARP Block	2,000.00	Included	
2.2.17	Inclusion of diverting or lowering existing services indicated on tender drawings	Included	Included	No requirements identified in tender
2.2.18	Compliance with planning conditions to allow discharge of any planning conditions	Included	Included	
2.2.19	Inclusion of removal of contaminated material identified in the tender documents	Included	Included	No requirements identified in tender
2.2.20	Inclusion of removal of Japanese Knotweed and other invasive plants identified in the tender documents	Included	Included	No requirements identified in tender
2.2.21	Inclusion of 0.5% Framework Levy	9,840.04	Included	
2.2.22	Tender includes for all information issue during tender period (addendum nos 1-3)	Included	Included	
2.2.23	Tender Clarification Information Notice received	Included	Included	
	Adjusted Tender Total for Compliant Tender	1,977,848.34	1,672,967.00	

8) Compliant Offer Technical and Financial Tender Evaluation Scoring Summary

The following is the total score for each Contractor following a detailed Technical and Financial review of each of the tendered submissions and taking into account the financial adjustments identified in Section 7 above.

Scoring Criteria	Borras	T&B
<u>1) PRICE (70 points total)</u>		
Adjusted tendered totals (£) (as detailed in Section 7 above)	1,977,848.34	1,672,967.00
1.1) Adjusted tendered total (score out of 100 points)		
Price Score Total (70 points)	59.21	70.00
<u>2) QUALITY EVALUATION CRITERIA (30 points total)</u>		
2.1) Questions T1 -12 (average weighted score out of 100 points)	74.00	69.00
Quality Score Total (30 points)	22.20	20.70
<u>3) CRITICAL FACTORS EVALUATION (0 points total)</u>		
3.1) Questions C1 - C3 (score out of 100 points)	N/A	N/A
Critical Factor Score Total (0 points)	0	0
Overall Total Points Score	81.41	90.70

9) Recommendation

General

Four Contractors were invited to submit tenders and two offers were received.

Of the two tenders received both were generally well prepared and provided, in the main, the information that was requested. The tender provided by T&B Contractors Limited was not qualified, however, the tender received from Borrás Construction Limited included a list of tender qualifications and clarifications.

Our detailed review of all the tenders received has revealed that both tenders required further clarification and, in order to compare the tenders on a like for like basis, both tenderers were subsequently asked to clarify some of the costs. This resulted in the need to adjust the tender figures that were received on the 18th April 2018 in line with the details scheduled in Section 7 and Appendices A and B of this Report.

The tenders received appeared competitive and the lowest tenders received from T&B Contractors Limited was very competitive which was surprising considering the market conditions that currently exist in the Construction Industry at the moment. T&B Contractors Limited were asked to confirm the level of overheads of profit they required for variations during the post tender period. Whilst the allowance included in the tender by T&B Contractors for overheads and profit at 2.5% was quite low, the allowance required for post contract variations for overheads and profit of 15% is high, which would make any variations quite expensive.

Budget

Only the tender received from T&B Contractors Limited was below Jacobs Pre Tender Estimate of £1,905,850 after the adjustments outlined in Section 7 above.

The tenderers received excluded the risks associated with unforeseen ground conditions which include the removal of contaminated material, breaking out obstructions and the removal/diversion of existing services. Whilst the current surveys and reports indicate the risk of finding contamination is small both tenderers did not include these risks in their tender price. Jacobs have therefore included Provisional Sums in the tender comparison to allow for the potential discovery of the risks identified above. There is also a risk that the existing mechanical and electrical service installations may need modification to accommodate the new works and a Provisional Sum has been included in the tender summary to cover this requirement. Both tenderers were notified of the additional Provisional Sums required and have confirmed the adjustments made to their tenders to include these Provisional Sums as detailed in Appendices A & B via the Capital E Sourcing Portal.

The tender received from T&B Contractors Limited was very competitive and was at a level lower than we would expect bearing in mind the current market conditions and would therefore recommend a contingency allowance be made for potential additional costs/claims that may arise.

Recommendation

T&B Contractors Limited was the lowest tender after the commercial adjustments outlined above (excluding the quality assessment) and included a tender programme of 16 weeks, albeit they wish to commence two weeks earlier than planned and this revised programme would need to be agreed with the School as they wish to

commence two weeks prior to the end of the summer term. T&B Contractors provided a very competitive but fairly well considered tender and was submitted without any technical qualifications or clarifications.

Borras Contractors Limited was the highest tender after the commercial adjustments outlined above (excluding the quality assessment) based on a tender programme of 16 weeks and provided a competitive but fairly well considered tender from a commercial aspect. It must be noted that Borras Contractors Limited's tender included a list of qualifications and clarifications which have subsequently been closed out.

However, after the pricing adjustments and the quality scoring T&B Contractors Limited are the preferred contractor to carry out the works, although as mentioned above there is concern that for this contractor the general level of pricing included in their tender is low which may give rise to claims for additional costs post contract and we would therefore recommend that Havering allocate a contingency for this risk.

Outstanding Issues

There are a number of issues that would need to be resolved prior to the appointment of the Contractor and these are as follows:

- Agreement to the Main Contractors Programme and Method Statements.
- Agreement of the Contractors Proposals for the ARP
- Agreement of appointed contractors Health and Safety Information.
- Provision of Cash Flow based on the Contract Programme.
- Provision and agreement of an Information Release Schedule.
- Production of Site Waste Management Plan

It is unlikely that all these issues will be resolved prior to appointment of the Contractor and therefore these items will remain a risk to London Borough of Havering and will rely on a proactive approach of the Contractor to resolve the issues amicably.

Appendix A – T&B Contractor's Limited's Post Tender Clarifications

Mead Primary School – Post Tender Clarifications

T&B Construction Ltd

We have examined your tender and list below our initial queries and observations in respect of the commercial aspect of the tender. This is not a complete list of our findings and you will be notified of further queries in due course. Please note it is a tender requirement that full responses are provided to each of the queries listed below, failure to provide a response and within the timescales may result in the tender being rejected. Please respond to the following queries no later than close of play Wednesday 25th April 2018:

No.	CLARIFICATION REQUIRED	RESPONSE	Adjustment to Tender	Query Closed Out
1	Original tender value		£1,619,887	Yes
	An arithmetical check has been carried out on the contract sum analysis included in the tender and this revealed no errors.			
2	Please provide a firm price for the following items not priced within your tender or confirm they are included in your tender:			
	a) Schedule 5: New Alternative Resource Provision Block. Page S5/8. Item F: Services Equipment	Confirmed Included		Yes
	b) Schedule 7: External Works and Drainage. Page S7/9. Item D: Polyester Powder Coated Single Leaved Gates	3 Nr gates @ £2,360 totals £7080	£7,080	Yes
3	Please provide a firm price for the following items that have been excluded from your tender:			
	a) Schedule : New Alternative Resource Provision Block: Page S5/11 Item A : Interactive Whiteboards	Installed as Electrical Performance Specification clause 2.23@ £3,000 each = £6,000 in total to be added to tender sum	£6,000	Yes
	b) Schedule 7: External Works and Drainage. Page S7/4. Item D: 150mm diameter (horizontal).	Confirmed Included		Yes
4	Please provide firm prices for the following items priced provisional in your tender:			
	a) Schedule 2: New Build Nursery Extension. Page S2/2. Item I: Extra for breaking out obstructions and the like met with during substructure excavation works.	Firm Price Confirmed @ £500		Yes
	b) Schedule 2: New Build Nursery Extension. Page S2/3. Item F: Extra for breaking out obstructions and the like met with during substructure excavation works.	Firm Price Confirmed @ £500		Yes
	c) Schedule 5: New Alternative Resource Provision Block. Page S5/1. Item D: Foul and surface water and statutory services diversions to facilitate the erection of the new modular building	Firm Price Confirmed @ £1,000		Yes
	m) Schedule 5: New Alternative Resource Provision Block. Page S5/11. Item D : Surface water drainage including connection into existing surface water installation	Firm Price Confirmed @ £10,000		Yes
	n) Schedule 5: New Alternative Resource Provision Block. Page S5/11. Item E : Foul water drainage including connection into existing foul water installation	Firm Price Confirmed @ £10,000		Yes
5	Please confirm the required level of overheads and profit required for post contract variations.	15%		Yes
6	Please confirm your tender includes for out of hours working in accordance with the Contract requirements. The Contractor is required to allow for the 40 half days identified in the tender documents when noisy operations are not permitted and will be required to undertake noisy operations out of hours to complete the works. Whilst, in reality these periods may not be required all the other tenderers have allowed for this requirement and in order to compare the tenders on a like for like basis we require T&B Consytruction to advise on the required cost adjustment of complying with this requirement.	Firm Price Confirmed @ £10,000	£10,000	Yes
7	All quantities included in the Work Schedules are the Contractors responsibility and are not subject to adjustment unless the works are varied by Contract Administrators Instruction.	Noted and Agreed		Yes
8	Should you be appointed to carry out these works, we could request you to price individually items lumped together in your Tender Return.	Noted and Agreed		Yes
9	Please confirm receipt of the attached tender clarifications sent to you during the tender period (attached)	Confirmed		Yes
10	Please complete and return the tender return check list. This has been amended to include the two addendums that were issued during the tender period.	Tender checklist returned to include addendums 1 - 3.		Yes
11	The following undefined provisional sums are to be included in the proposed contract sum:			
	a) Provisional Sum for removal of unforeseen underground obstructions		£5,000	
	b) Provisional Sum for removal/diversion of existing unforeseen drainage and utilities		£5,000	
	c) Provisional Sum for removal of unforeseen Contaminated soil removal		£5,000	
	d) Provisional Sum for load testing and upgrading/modification to the existing services for new ARP extension block		£15,000	
Revised Tender Figure and Proposed Contract Sum			£1,672,967	

Appendix B – Borrás Construction Limited's Post Tender Clarifications

No.	CLARIFICATION REQUIRED	BORRAS RESPONSE 25th April 2018	JACOBS RESPONSE 26th April 2018	BORRAS RESPONSE 30th April 2018	JACOBS RESPONSE 30th April 2018	1,921,008.30	Query Closed Out
1	Original tender value An arithmetical check has been carried out on the contract sum analysis included in the tender and this revealed no errors.	Noted					Yes
2	Please provide a detailed breakdown of your preliminaries. The breakdown provided does not identify separately time and fixed related costs	Please see adjacent tab	Noted	Noted			Yes
3	Please provide a firm price for the following items not priced within your tender or confirm they are included in your tender: a) Schedule 7: External Works and Drainage. Page S37/4. Item E: 100mm diameter bends (Short Radius).	included	Noted	Noted			Yes
	b) Schedule 7: External Works and Drainage. Page S37/4. Item F: 100 to 150mm diameter branches	included	Noted	Noted			Yes
	c) Schedule 7: External Works and Drainage. Page S37/6. Item B: 100mm diameter (vertical)	included	Noted	Noted			Yes
4	Please provide a firm price for the following items that have been excluded from your tender: a) Schedule : New Alternative Resource Provision Block. Page S52/2 Item A: Contractor required surveys - if no surveys required please confirm none required					5,000.00	
	b) Schedule : New Alternative Resource Provision Block: Page S5/11 Item A: Interactive Whiteboards	We have made no allowance for any additional surveys whatsoever, and have relied upon the tender documentation as the basis of our tender. Please identify what type of surveys you need for us to undertake	This element of the work is Contractor Designed and the contractor is to allow for any additional surveys he deems necessary in order to complete the works. Please confirm if there are any additional surveys you require to be undertaken and any associated cost	Phase II Site Investigation, please add £5,000.00 as a Provisional Sum. We are seeking firm prices at the time of writing. Please note that we have made no allowance for any implications arising from this Report. We have also noted that the Desk Study Report provided with the tender documents is not conclusive with regard to contamination, hazardous material, or invasive plant species	Noted and agreed		Yes
	c) Schedule : New Alternative Resource Provision Block: Page S5/11 Item B: BMS / Controls Systems	These items are noted as being supplied and fitted by the school (please refer to Room Data Sheets), hence excluded	These items are noted as being supplied and fitted by the school (please refer to Room Data Sheets), hence excluded	The Whiteboards that you are referring to in the NBS Section N10, are standard whiteboards, not interactive whiteboards. These standard whiteboards are included within our tender.	Noted and agreed		Yes
5	Please provide firm prices for the following items priced provisional in your tender: a) Schedule 2: New Build Nursery Extension. Page S2/2. Item J: Extra for breaking out obstructions and the like met with during substructure excavation works.		Noted	Noted			Yes
	b) Schedule 2: New Build Nursery Extension. Page S2/3. Item F: Extra for breaking out obstructions and the like met with during substructure excavation works.	It is impossible to provide firm costs for items which aren't known to us. Items such as these are usually dealt with by way of provisional quantities or provisional sums, unless full details of any obstructions that may be encountered, can be provided	Noted, however in this instance we are asking you to provide a firm price for this item in order to compare the tenders on a like for like basis for any known obstructions. Any unknown obstructions will be a Provisional Sum	No known obstructions have been identified within the tender documentation. Any unknown obstructions arising from the course of the works will be deemed to be a variation.	Noted and agreed		Yes
	c) Schedule 2: New Build Nursery Extension. Page S2/12. Item B: General emergency escape signage.	It is impossible to provide firm costs for items which aren't known to us. Items such as these are usually dealt with by way of provisional quantities or provisional sums, unless full details of any obstructions that may be encountered, can be provided	Noted, however in this instance we are asking you to provide a firm price for this item in order to compare the tenders on a like for like basis for any known obstructions. Any unknown obstructions will be a Provisional Sum	No known obstructions have been identified within the tender documentation. Any unknown obstructions arising from the course of the works will be deemed to be a variation.	Noted and agreed		Yes
	d) Schedule 2: New Build Nursery Extension. Page S2/13. Item G: Intruder alarm system dual technology detectors and door contacts detectors including connection into existing system.	Please provide a signage schedule for us to price	Please provide a signage schedule for us to price	We confirm this is a fixed cost.	Noted and agreed		Yes
	f) Schedule 3: Internal Nursery Adaptations. Page S3/6. Item D: General emergency escape signage: complete	As per our tender clarifications, the incumbent providers failed to provide a quotation. We will continue to seek quotations for these items	Please could you continue to chase the incumbent provider to provide a quotation. We will extend the response deadline to COP Monday 30th April to allow you time to obtain a firm price.	We confirm this is a fixed cost.	Noted and agreed		Yes
	g) Schedule 3: Internal Nursery Adaptations. Page S3/9. Item G: Door entry intercom with handset release, door maglocks and door access push button release and emergency call point.	Please provide a signage schedule for us to price	Please could you continue to chase the incumbent provider to provide a quotation. We will extend the response deadline to COP Monday 30th April to allow you time to obtain a firm price.	We confirm this is a fixed cost.	Noted and agreed		Yes
	h) Schedule 5: New Alternative Resource Provision Block. Page S5/1. Item D: Foul and surface water and statutory services diversions to facilitate the erection of the new modular building	As per our tender clarifications, the incumbent providers failed to provide a quotation. We will continue to seek quotations for these items	Please could you continue to chase the incumbent provider to provide a quotation. We will extend the response deadline to COP Monday 30th April to allow you time to obtain a firm price.	We confirm this is a fixed cost.	Noted and agreed		Yes
	j) Schedule 5: New Alternative Resource Provision Block. Page S5/7. Item F: Fittings to Classrooms including sinks, cupboards and worktops	There doesn't appear to be any foul or surface water drainage that requires diversion works on the Utility Survey	Noted.	Noted.			Yes
	k) Schedule 5: New Alternative Resource Provision Block. Page S5/7. Item H&J: Internal and External Signage	included	Noted, however, this element of the works is contractor designed. So please make an assessment of the requirements and provide a firm price.	We confirm this is a fixed cost.	Noted and agreed		Yes
	l) Schedule 5: New Alternative Resource Provision Block. Page S5/10. Item F: Security Systems and Access Control Systems	We are talking to our supply chain and will confirm this in due course	Please could you continue to chase the supplier to provide a quotation. We will extend the response deadline to COP Monday 30th April to allow you time to obtain a firm price.	We confirm this is a fixed cost.	Noted and agreed		Yes
	m) Schedule 5: New Alternative Resource Provision Block. Page S5/11. Item D: Foul water drainage including connection into existing surface water installation	As per our tender clarifications, the incumbent providers failed to provide a quotation. We will continue to seek quotations for these items	Please could you continue to chase the incumbent provider to provide a quotation. We will extend the response deadline to COP Monday 30th April to allow you time to obtain a firm price.	We confirm this is a fixed cost.	Noted and agreed		Yes
	n) Schedule 5: New Alternative Resource Provision Block. Page S5/11. Item E: Foul water drainage including connection into existing foul water installation	We stand by our current allowance	Noted	Noted			Yes
	p) Schedule 7: External Works and Drainage. Page S37/4. Item G: Extra over surface drainage for breaking out obstructions within the ground.	We stand by our current allowance	Noted, however in this instance we are asking you to provide a firm price for this item in order to compare the tenders on a like for like basis for any known obstructions. Any unknown obstructions will be a Provisional Sum	No known obstructions have been identified within the tender documentation. Any unknown obstructions arising from the course of the works will be deemed to be a variation.	Noted and agreed		Yes
	q) Schedule 7: External Works and Drainage. Page S37/7. Item C: Divert and extend existing cabling to gates including all necessary excavation, ducting, cabling, bedding and surrounding, marker tape, back filling with suitable excavated material, removal of surplus excavated material from site, reinstatement of existing surfacing as necessary and replacement of existing chamber cover with heavy duty vehicular cover and frame.	We stand by our current allowance	Noted	Noted			Yes
6	Please confirm the percentage overheads and profit include in your tender and the required level of overheads and profit required for post contract variations.	7.50%	Noted	Noted			Yes
7	Should you be appointed to carry out these works, we could request you to price individually items lumped together in your Tender Return. We also note the mechanical and electrical services for the entire project have been included in the Nursery Extension, the costs will also need relating to their correct section.	Noted					Yes
8	In respect of your tender clarifications included on the form of tender we comment as follows: 1) The tender return check list confirmed agreement to the contract conditions. Please identify specifically the conditions of the contract you wish to discuss. 2) Noted, however we require firm prices for these items of work as noted in item 5 above. 3) Noted and agreed 4) Please provide a firm price for the supply of facing bricks. Facing bricks are to be contractors choice to match existing 5) Noted in respect of P1 Levels, however, we would expect the warranties from sub contractors to be provided based on the wording of the JCT Standard Warranty 6) Not acceptable, drawings clearly show some access is required across existing grassed playing fields which will require some form of temporary trackway and reinstatement at the end of the works. The access that uses the existing roadways will need a dilapidations survey done and any reinstatement required due to damage caused by the Contractor at the ends of the works will be at the contractors expense. Please confirm you have allowed for this requirement in your tender. 7) Noted. However, the Contractor will be responsible for any quantities and must ensure that the tender includes for all the requirements contained within the Employers Requirements. Please confirm acceptance of this requirement. 8) Not accepted. The returned tender check list confirms your tender includes for all the items included in the Specification and Drawings. The Contractor must confirm that his tender includes for all the items identified in the specification and drawings. Any works not identified in the Work Schedules but indicated in the Specification and Drawings must be included your tender. Please confirm your tender includes for this requirement. 9a) Noted. However, the Contractor must allow for any surveys required for the ARP Modular Building 9b) Noted and agreed 9c) Noted, see our response in item 5 above 9d) Noted, but the Contractor will be responsible for building control fees and approvals to the ARP Modular Building. Please confirm your tender complies with this requirement. 9e) Noted and agreed 9f) Noted, however, the Contractor is deemed to have allowed for any services that require diversion which are shown on the tender information. Please confirm your tender complies with this requirement. 9g) Noted. However, the Contractor will be required to comply with any of the planning conditions in order that the conditions can be discharged. Please confirm your tender complies with this requirement. 9h) Noted. However, the Contractor is deemed to have allowed for any contamination that requires removal that is indicated in the tender information. Please confirm your tender complies with this requirement. 9i) Noted. However, the Contractor is deemed to have allowed for any Japanese Knotweed and other invasive species that requires removal that is indicated in the tender information. Please confirm your tender complies with this requirement. 9j) Noted and agreed 9k) Noted and agreed 9l) Noted and agreed 9m) Noted and agreed 9n) Not accepted. Please confirm your tender includes for out of hours working in accordance with the Contract requirements. The Contractor is required to allow for the 40 half days identified in the tender documents when noisy operations are not permitted and will be required to undertake noisy operations out of hours to complete the works. Whilst, in reality these periods may not be required all the other tenders have allowed for this requirement and in order to compare the tenders on a like for like basis we require Borras to advise on the required cost adjustment of complying with this requirement. 9p) Not accepted. The Contractor must include for the Framework Levy that applies. Please advise of any cost adjustment to comply with this requirement.	We are currently reviewing the Contract, and will confirm in due course See above . We stand by our current allowance of £600/1000 Noted Noted, and we have allowed for the required temporary trackway and reinstatement. We have also included for a dilapidations survey. With regard to the existing roads, we will make good any damage caused, however we have assumed that they are adequate for construction traffic Noted and agreed Confirmed Noted and agreed Confirmed Please identify what type of surveys you need for us to undertake . Please refer to our response to item 5 above Please add £2,000.00 to our tender This refers to Statutory Incoming Services, which at the stage, we are unable to ascertain if any diversions are required Our tender allows for compliance, however, no discharge fees have been allowed 					