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24 December 2015



Thames Valley Surveying

Chartered Building Surveyors

www.thamesvalleysurveying.co.uk

Andrew Copley BSc PGDipSurv MIRPM MRICS
Director
Chaneys Chartered Surveyors
Chiltern Court
St Peters Avenue
Caversham
Reading
RG4 7DH

Via email only:

Dear Mr Copley

**Victory Hill Estate, Winterthur Way, Basingstoke, RG21 7UW
Tender Report for External Cleaning of Building Facades**

1.0 Introduction

We are now in a position to report on the Tender prices received for the external cleaning works at the Victory Hill Flats.

2.0 Scope of Works

The works involve the complete cleaning of all elevations of the following blocks: -

Block A - Flats 104-105	3 Storeys
Block B - Flats 54-103	5 Storeys
Block C - Flats 121 -196	9 Storeys
Block D - Flats 197 -292	11 Storeys
Block E - Flats 293-368	9 Storeys
Block F - Flats 373 -422	5 Storeys
Block W - Flats 476- 484	4 Storeys
Block Y - Flats 370-372	3 Storeys
Block Z - Flats 108 -120	4 Storeys

The work includes steam cleaning of the elevations using a DOFF system. An allowance has also been made for a variety of minor high level repairs to the building fabric.

The Tender package included an option for a reduced scope of works to the southern elevations (option B). The southern elevations have a steep slope which means full cleaning will require abseiling and/or scaffold access. The full clean is referenced as Option A.

3.0 Tender Returns

Tenders were issued on 10 November 2015 with a return date of 8 December 2015.

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Thames Valley Surveying Limited, Building LO27, London Road Campus, London Road, Reading RG1 5AQ

**Chartered Building Surveyors
Fire Consultants**

Company Registration: 8432478

VAT Registration: 159 070 112



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A tender clarification was issued on 3 December 2015 to ensure that contractors included the use of a biocidal sanitiser to kill the algae growth and other organic spores. As a result of this clarification the tender return date was extended to 16 December 2015.

The Tender was issued to five contractors, however two contractors did not return a tender. Shield Cleaning services did not return a tender as they were too busy with other projects. A+ cleaning did not return a tender as they felt the project was too large for them to handle.

Arithmetical Checks

The tender from Alfresco included an error where one figure had been transcribed as £23,000 instead of £2,300.

The tender from Building Transformation missed two items, these were subsequently included and increased their Tender by £3,672.90

The Tender from Purple Rhino had minor arithmetic errors which varied their tender sum by less than £50.

Taking into account the above errors the following tables summarises the correct Tender Prices. A more detailed breakdown is provided in Appendix A.

	Contractor	Tender Option A	Tender Option B	Proposed Programme
1	Building Transformation	£174,485.85	£148,798.62	11 weeks
2	Alfresco	£194,925.00	£163,014.00	6/8 weeks
3	Purple Rhino Ltd	£226,859.00	£176,559.00	12 weeks

All Tenders include a contingency sum of £3,000 and exclude VAT and professional fees.

4.0 Analysis

There is quite a wide margin between the three tender prices. This is quite common in specialist works where contractors pricing is often based on their current workload and resourcing. The variation is much greater between Option A than Option B. This suggests that variation is principally in the way the contractors have priced the access equipment needed to undertake the southern elevations. It appears that general cleaning costs are relatively similar between the three contractors.

Alfresco

The specification is based on a JCT Minor Works form of contract. The tender from Alfresco did not include a Tender Form and instead they had prepared a standard quotation using their own terms and conditions. Some of these terms and conditions are likely to be unacceptable to Victory Hill Management, for example a 20% upfront payment. If the Directors wish to pursue the Alfresco Tender we would recommend further discussions to ensure they agree to the contract terms set out in the Tender Documentation.

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Building Transformation

Building Transformations costs are lower than the other contractors in relation to the roof cleaning, however we do not consider them to be at an excessively low level. Alfresco and Building Transformation are quite close on many of their rates.

Building Transformation are based in Bedford and operate throughout the UK. Building Transformation did not provide a method statement with their tender. This will need to be obtained prior to commencement. Building Transformation have provided a number of client feedback forms reflecting previous similar work.

Purple Rhino

Purple Rhino were the only contractor to prepare a full method statement and it is evident that they have taken care to fully understand the scope of work. It is clear that they have made a substantial allowance for access equipment on the southern elevation. When this work is removed under Option B, their price becomes much more competitive.

Option 2

The Option 2 works that avoid the need for scaffolding of the south elevations are typically around 20% less than Option 2. The Board will need to consider the cosmetic value of having this elevation cleaned to the same standard as the other elevations, against the additional cost involved.

5.0 Recommendation

Notwithstanding the variance between the Tender sums we feel these prices do represent value for money for the amount of work specified. We have not previously worked with Building Transformation, however they have been extremely interested in the project and we have met two of their Directors on site to discuss the works in detail.

We have not undertaken any financial checks on Building Transformation, however we note from Companies House that the company has only recently started trading (within the last year), however the Directors also run other associated cleaning and maintenance firms. We recommend further information is sought from Building Transformation on their group structure and financial results.

You will be aware that the CDM Regulations changed in April 2015 and the contractor will be required to produce a health and safety plan for the works. The successful contractor will also need to produce a full method statement.

Tenders remain open for acceptance for a period of 6months.

The Tender includes provision for a trial/sample cleaning area to be completed prior to the main work commencing. This sample area will be used to set the standard for the remainder of the works and to verify that the selected cleaning methods do not cause damage to the building fabric.

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In terms of programme we consider Building Transformation proposed 11 weeks to be reasonable for the scope of work involved.

Subject to resolution of the above points we see no reason why Building Transformation should not be appointed. The Board will need to decide whether they feel the Southern Elevation should be fully or partially cleaned (i.e. whether the additional £25,000 cost is justified between Options A and B).

I trust the above is sufficient, however should you require further clarification please do not hesitate to contact me.

Yours sincerely



Ed Layton MRICS

Director

Thames Valley Surveying Limited

Email: Ed@thamesvalleysurveying.co.uk

Mob: 07795 120863

ENC: Appendix A - Tender Breakdown



Appendix A – Tender Breakdown



	Option A			Option B		
	Purple Rhino	Building Transformation	Alfesco	Purple Rhino	Building Transformation	Alfesco
Preliminaries	£ 5,340.00		£ 6,250.00	£ 5,340.00		£ 6,250.00
Contingency	£ 3,000.00	£ 3,000.00	£ 3,000.00	£ 3,000.00	£ 3,000.00	£ 3,000.00
Warning Signs (item H)	£ 400.00			£ 400.00		
Bird Fouling Removal (item O)	£ 295.00			£ 295.00		
Protection of Balconies (item R)	£ 1,000.00			£ 1,000.00		
<u>Block A - Flats 104-107 - 3 Storey</u>						
Clean all elevations as item 3.1 above.	£ 2,418.00	£ 3,306.41	£ 5,100.00	£ 2,418.00	£ 3,306.41	£ 5,100.00
Clean all roofs as item 4.1 above.	£ 729.00	£ 367.38	£ 615.00	£ 729.00	£ 367.38	£ 615.00
<u>Block B - Flats 54 -103 - 5 Storey</u>						
Option 1: Complete clean of all elevations as item 3.1 above.	£ 21,350.00	£ 20,940.67	£ 17,770.00			
Option 2: Reduced clean of south elevation.				£ 8,500.00	£ 15,705.50	£ 13,242.00
Clean all roofs as item 4.1 above.	£ 5,400.00	£ 1,101.14	£ 2,300.00	£ 5,400.00	£ 1,101.14	£ 2,300.00
<u>Block C - Flats 121 -196 - 9 Storey</u>						
Option 1: Complete clean of all elevations as item 3.1 above.	£ 31,300.00	£ 25,547.62	£ 30,145.00			
Option 2: Reduced clean of south elevation.				£ 22,250.00	£ 19,160.71	£ 21,465.00
Clean all roofs as item 4.1 above	£ 5,787.00	£ 1,344.61	£ 2,689.00	£ 5,787.00	£ 1,344.61	£ 2,689.00
<u>Block D - Flats 197-292</u>						
Clean all elevations as item 3.1 above.	£ 26,500.00	£ 25,547.62	£ 19,400.00	£ 26,500.00	£ 25,547.62	£ 19,400.00
Clean all roofs as item 4.1 above.	£ 5,788.00	£ 1,344.61	£ 2,996.00	£ 5,788.00	£ 1,344.61	£ 2,996.00
<u>Block E - Flats 293-368 - 9 Storey</u>						
Option 1: Complete clean of all elevations as item 3.1 above.	£ 38,500.00	£ 25,547.62	£ 31,840.00			
Option 2: Reduced clean of south elevation.				£ 30,750.00	£ 19,160.71	£ 21,485.00
Clean all roofs as item 4.1 above	£ 5,789.00	£ 1,344.61	£ 2,842.00	£ 5,789.00	£ 1,344.61	£ 2,842.00
<u>Block F - Flats 373-422 - 5 Storey</u>						
Option 1: Complete clean of all elevations as item 3.1 above.	£ 28,600.00	£ 20,940.67	£ 14,285.00			
Option 2: Reduced clean of south elevation.				£ 16,450.00	£ 15,705.50	£ 12,100.00
Clean all roofs as item 4.1 above	£ 5,754.00	£ 1,102.14	£ 2,465.00	£ 5,754.00	£ 1,102.14	£ 2,465.00
<u>Block W- Flats 476-484 - 4 Storey</u>						
Option 1: Complete clean of all elevations as item 3.1 above.	£ 12,218.00	£ 6,980.22	£ 15,648.00			
Option 2: Reduced clean of south elevation.				£ 3,718.00	£ 4,537.15	£ 9,485.00
Clean all roofs as item 4.1 above	£ 1,620.00	£ 367.38	£ 825.00	£ 1,620.00	£ 367.38	£ 825.00
<u>Block Y - Flats 370-372 - 3 Storey</u>						
Clean all elevations as item 3.1 above.	£ 3,068.00	£ 3,629.72	£ 6,800.00	£ 3,068.00	£ 3,629.72	£ 6,800.00
Clean all roofs as item 4.1 above.	£ 1,508.00	£ 191.04	£ 680.00	£ 1,508.00	£ 191.04	£ 680.00
<u>Block Z - Flats 108-120 - 4 Storey</u>						
Clean all elevations as item 3.1 above.	£ 5,550.00	£ 6,980.22	£ 7,125.00	£ 5,550.00	£ 6,980.22	£ 7,125.00
Clean all roofs as item 4.1 above.	£ 2,161.00	£ 367.38	£ 825.00	£ 2,161.00	£ 367.38	£ 825.00
High Level Repairs						

	Option A			Option B		
	Purple Rhino	Building Transformation	Alfesco	Purple Rhino	Building Transformation	Alfesco
The contractor is to make a thorough inspection of the elevations and report to the CA	£ 3,060.00		£ 1,600.00	£ 3,060.00		£ 1,600.00
For the purpose of tendering allow for 40 linear metres of new sealant to the perimeter of the windows (to be re-measured on completion).	£ 504.00	£ 1,056.00	£ 2,400.00	£ 504.00	£ 1,056.00	£ 2,400.00
Locally repoint any perished areas of brickwork pointing. For the purpose of tendering allow for 20 sqm of repointing in small areas. Use a matching mortar mix. Rake out existing to a depth of at least 25mm.	£ 1,700.00	£ 1,202.40	£ 1,825.00	£ 1,700.00	£ 1,202.40	£ 1,825.00
Repair cracked areas of render using Mendrend repair system. For the purpose of tendering allow for a provisional quantity of 90 Lm of crack repair.	£ 1,620.00	£ 2,470.50	£ 4,350.00	£ 1,620.00	£ 2,470.50	£ 4,350.00
Undertake specialist repairs to cracked or spalled sections of reconstituted stone. Use fine filling technique for small cracks and STONELUX repair kit for larger repairs. For the purpose of tendering allow for 20no. repair areas each approx 30mmx30mm	£ 2,500.00	£ 2,125.00	£ 2,300.00	£ 2,500.00	£ 2,125.00	£ 2,300.00
Repoint failed areas of pointing between reconstituted stone elements. For the purpose of tendering allow for 30no. joints to be repointed.	£ 3,150.00	£ 890.51	£ 4,250.00	£ 3,150.00	£ 890.51	£ 4,250.00
COMPLETION						
Allow for thorough clean down and removal of all materials/debris from site upon completion of the works.	£ 250.00	£ 2,550.00	£ 4,600.00	£ 250.00	£ 2,550.00	£ 4,600.00
Biocidal Spray - Tender amendment		£ 14,240.38			£ 14,240.38	
TOTALS	£ 226,859.00	£ 174,485.85	£ 194,925.00	£ 176,559.00	£ 148,798.62	£ 163,014.00