



# RIDGE

## TENDER REPORT

RE-CLADDING - ELM BLOCK, CHERRY  
BLOCK AND HOLLY BLOCK  
WINTERTHUR WAY,  
BASINGSTOKE, RG21

February 2021



## RE-CLADDING - ELM BLOCK, CHERRY BLOCK AND HOLLY BLOCK

WINTERTHUR WAY, BASINGSTOKE, RG21

### TENDER REPORT

### FEBRUARY 2021

#### Prepared for

The Victory Hill Management Company c/o  
Chaney's Chartered Surveyors  
Chiltern Court  
St Peters Avenue  
Caversham  
Berkshire  
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#### Prepared by

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## INTRODUCTION

### Client's Name and Address

The Victory Hill Management Company c/o  
Chaney's Chartered Surveyors  
Chiltern Court  
St Peters Avenue  
Caversham  
Berkshire  
RG4 7DH

### The Property

Elm block, Cherry block and Holly block  
Winterthur Way,  
Basingstoke,  
RG21

### Tender Details

Further to Ridge & Partners LLP's (Ridge) appointment for the Cladding and Balcony Replacement Works of Elm block, Cherry block and Holly block, Winterthur Way, Basingstoke –, we have reviewed the tenders submitted for the proposed works, detailed in the Tender Documentation dated 30 November 2020, which was prepared by Ridge, incorporating Vemco fire consultants recommendations and specification. The following report details our analysis undertaken and recommendations on how to proceed.

### Description of the Works

The Victory Hill Management Company c/o Chaney's Chartered Surveyors, commissioned a Fire Engineer to undertake a review of the external wall systems at the residential property, known as, Elm block, Cherry block and Holly block, Winterthur Way, Basingstoke. This resulted in the production of a report by Vemco fire consultants (report ENG-1110932 - CS dated July 2020, which recommended for the replacement of the existing Class D cladding system installed to the top two storeys and timber decking to all the external balconies on each block.

The proposed works and specification included for the removal of the existing Class D cladding system installed to the top two storeys and the design, supply and installation of new cladding ('the Works') to the three above named blocks. The Trespa Meteon cladding to be removed is located on the external elevation of the top two storeys of each block (white panels as per the photo's below).

In addition, on each block there are external balconies with timber decking, the removal and replacement of the timber decking is also included in the scope of works. The balconies with timber decking are located on each floor of all three blocks. The balconies with timber decking are semi-circular in nature.

In addition to the core works detailed above, prices for the following items have also been sourced as part of the tendering exercise:

1. External cleaning of the facades to the area of all the balconies.
2. Redecoration of the steel subframe of balconies.
3. Installation of Pigeon deterrent.

## PROCUREMENT DETAILS

The project was procured via a single stage competitive tender process based on the specification document prepared by Ridge.

Following seeking expression of tenders from 12 prospective principle contractors, the tender documentation was issued to 5 tenderers, with 3 principle contractors submitting their tenders in accordance with the tendering procedure. However, unfortunately 2 contractors withdrew, during the tender period:

- A20 – Withdrew from the tender period on 07.12.20. – stating unfortunately after further reviewing we have decided to decline this project. The main reasons for being the main contractor would not be a good fit for A2O and also the start on site would be too quick for us.
- Art – Withdrew from the tender period on 09.12.20. - We are busy with tenders at the moment, this however, does mean that the team are committed and as such they have not been able to commence on Winterthur so we will have to pass on this particular one.

The tender return date was set for Wednesday 15 January 2021 (at 12 pm), no extensions were requested. The tenders remain open for three months following the tender return date.

The tenders for the works were received electronically and were opened by Ridge for analysis, Supported by Vemco. The analysis was undertaken between 18<sup>th</sup> January 2021 and 7 February 2021.

Tendering procedure was in accordance with the principles of the current JCT Tendering Practice Note – Alternative 2.

## TENDERS RECEIVED

Ridge have been instructed by Chaney's Chartered Surveyors to fully examine and evaluate the tenders received.

Each tendering contractor was asked to provide costs for undertaking the high level re-cladding works via external access and working on one building at a time.

In addition all suppliers have been asked to cost potential variations to contract works that could occur if found to be present. These costs have been tabled in the financial breakdowns below.

This has therefore resulted in 4 separate costed options as detailed below:-

- Contractors interpretation of tender Documents.
- Option 1 – A1 cladding and decking.
- Option 2 – A1 Render and A2 decking.
- Option 3 – A2 cladding and decking.
- Additional Items of Work that could be instructed and undertaken during the Recladding and Decking works.
  - External cleaning of the facades to the area of all the balconies.
  - Balcony Steel beam repairs - A survey will be required once the scaffold has been installed to determine what type of materials to use for the repair, could be sand blasting to reveal the issues with any rusting or steel fatigue.
  - Provision of pigeon spikes were requested by The Victory Hill Management Company.

The tenders received were as follows:

In addition all suppliers have been asked to cost potential variations to contract works that could occur if found to be present. These costs have been tabled in the financial breakdowns below.

**Green Facades Limited**

Option	Tender Submission Cost	Tender Submission Cost After Ridge Analysis
<b>Contractors interpretation of tender Documents - Option for 3mm Vitradual Ventilated Rainscreen Cladding &amp; MyDeck Delta 30 Aluminium decking</b>		
<b>PRELIMINARIES</b>		
Preliminaries Excluding Temporary Works (Scaffolding)	684,065.78	684,065.78
Preliminaries Temporary Works (Scaffolding)	388,230.68	388,230.68
<b>Total Cost of Preliminaries</b>	<b>1,072,296.46</b>	<b>1,072,296.46</b>
<b>EMPLOYER'S REQUIREMENTS</b>		
Scope of Design Works	74,642.00	74,642.00
Strip Out (Cladding)	68,301.25	68,301.25
Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical	1,015,881.98	1,015,881.98
Removal and Replacement of Balcony Decking	804,715.50	804,715.50
External Cleaning of Facards	0.00	0.00
<b>Total Cost of work Items</b>	<b>1,963,540.73</b>	<b>1,963,540.73</b>
<b>Total Lump sum Project Costs</b>	<b>3,035,837.19</b>	<b>3,035,837.19</b>

Need to make the green and the blue cells to be Ridge green and Ridge grey (see Sarah Levison’s email regards email footers for details)

<b>Additional Items of Work that could be instructed and undertaken during the Recladding and Decking works.</b>	
<p>To undertake external cleaning of the facades to the area of all the balconies, ensuring that the exterior of a building is clear of any dirt, grime, stains, and pollutants. (The contractor is to propose a method that will not damage the surface of the facade).</p>	<p>56,967.84</p>
<p>Allowance for pigeon spikes were requested by for an initial scoping and price estimation, we should allow for:</p> <p>Cherry and Elm - Levels 6, 7 and 8                      - Spikes or similar on all horizontal ledges and parapets                      - mesh or similar covers to all box gutters or coiled wire in the gutters                      Holly - Levels 8, 9 and 10 as above</p>	<p>Not Priced</p>

**Richardson Roofing Limited**

Option	Tender Submission Cost	Tender Submission Cost After Ridge Analysis
<b>Contractors interpretation of tender Documents - Option for A2 HPL Flat Panels</b>		
<b>PRELIMINARIES</b>		
Preliminaries Excluding Temporary Works (Scaffolding)	369,525.00	371,025.00
Preliminaries Temporary Works (Scaffolding)	904,688.00	904,688.00
<b>Total Cost of Preliminaries</b>	<b>1,274,213.00</b>	<b>1,275,713.00</b>
<b>EMPLOYER'S REQUIREMENTS</b>		
Scope of Design Works	58,500.00	58,500.00
Strip Out (Cladding)	135,825.00	135,825.00
Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical	807,322.20	807,322.20
Removal and Replacement of Balcony Decking	468,665.00	468,665.00
External Cleaning of Facards	0.00	0.00
<b>Total Cost of work Items</b>	<b>1,470,312.20</b>	<b>1,470,312.20</b>
<b>Total Lump sum Project Costs</b>	<b>2,744,525.20</b>	<b>2,746,025.20</b>

Option	Tender Submission Cost	Tender Submission Cost After Ridge Analysis
<b>Option 1 – OPTION FOR A2 3mm thick PPC aluminium rainscreen</b>		
<b>PRELIMINARIES</b>		
Preliminaries Excluding Temporary Works (Scaffolding)		371,025.00
Preliminaries Temporary Works (Scaffolding)		904,688.00
<b>Total Cost of Preliminaries</b>		<b>1,275,713.00</b>
<b>EMPLOYER'S REQUIREMENTS</b>		
Scope of Design Works		58,500.00
Strip Out (Cladding)		135,825.00
Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical		933,976.00
Removal and Replacement of Balcony Decking		468,665.00
External Cleaning of Facards		0.00
<b>Total Cost of work Items</b>		<b>1,596,966.00</b>
<b>Total Lump sum Project Costs</b>		<b>2,872,679.00</b>
<b>Additional Items of Work that could be instructed and undertaken during the Recladding and Decking works.</b>		
To undertake external cleaning of the facades to the area of all the balconies, ensuring that the exterior of a building is clear of any dirt, grime, stains, and pollutants. (The contractor is to propose a method that will not damage the surface of the facade).		30,000.00
Allowance for pigeon spikes were requested by for an initial scoping and price estimation, we should allow for:  Cherry and Elm - Levels 6, 7 and 8 -Spikes or similar on all horizontal ledges and parapets -mesh or similar covers to all box gutters or coiled wire in the gutters  Holly - Levels 8, 9 and 10 -as above		0.00

In addition all suppliers have been asked to cost potential variations to contract works that could occur if found to be present. These costs have been tabled in the financial breakdowns below.

Ref.	Extra Over Change	Tender Document Ref.	Extra Cost	Compliance Risks Identified
1	Firebreaks to openings - 60 min - Cavity not exceeding 200mm		£3070.00.	If fire breaks to openings are found to not be sufficient
2	Curved aluminium fascia to canopies		Please advise drawing ref.	No price currently submitted. Need to check the abutment with roof membrane.
3	New aluminium cladding support system and Rockwool insulation		We have included for new metal supports and insulation.	Some of the drawings within document 5013148 show the Trespa to be on a timber subframe, this has been assumed not to be the case following the photographic report within appendix A of the Vemco Fire Engineering Report.  If this was to be incorrect the panels would require new helping hand bracket and rails alongside insulation (If timber is used to the subframe the insulation would be slotted between the studs).
4	Removal of timbers & existing insulation as a result of ref. 3		Included.	
5	Bird spikes/deterrents to agreed areas		£20.00m	Jon Hanwell email response 25/01/2020 & 26/1/2021 - Bird spikes/deterrents to agreed areas = £20.00m
6	Repairing existing steel beams to balconies		£500.00. per visit.	Jon Hanwell email response 25/01/2020 - Repairing existing steel beams to balconies = £500.00. per visit.  Jon Hanwell email response 25/01/2020 - Steel beam repairs, a survey will be required to determine what type of materials to use for the repair, could be sand blasting to reveal the issues with any rusting or steel fatigue.
7	Allow to take down and store any existing fixings affixed to the cladding and include for their reinstatement upon completion of the re-cladding works.	3.2 Strip Out (Cladding) Email from Sarah Morrisen (Senior Property Manager)25/01/2020	10,000	This has been discussed with the Client. The client has advised that a letter will be sent to all occupants, stating that they should remove all items that have been fixed to the existing cladding prior to the work commencing. This will also include any material items on the balconies and in the area of the works, leaving the areas clear for the contractor to undertake their works.  Jon Hanwell email response 26/01/2020 - Extra for taking down residents items, safe store and replace when works are completed = £10,000.00.

**Stanlil Contracts Limited**

Option	Tender Submission Cost	Tender Submission Cost After Ridge Analysis
<b>Contractors interpretation of tender Documents</b>		
<b>PRELIMINARIES</b>		
Preliminaries Excluding Temporary Works (Scaffolding)	397,164.01	397,164.01
Preliminaries Temporary Works (Scaffolding)	714,491.80	714,491.80
<b>Total Cost of Preliminaries</b>	<b>1,111,655.81</b>	<b>1,111,655.81</b>
<b>EMPLOYER'S REQUIREMENTS</b>		
Scope of Design Works	34,072.50	34,072.50
Strip Out (Cladding)	33,450.00	33,450.00
Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical	499,064.88	499,064.88
Removal and Replacement of Balcony Decking	155,734.15	155,734.15
External Cleaning of Facards	0.00	0.00
<b>Total Cost of work Items</b>	<b>722,321.53</b>	<b>722,321.53</b>
<b>Total Lump sum Project Costs</b>	<b>1,833,977.34</b>	<b>1,833,977.34</b>

<b>Option 1 – A1 cladding and decking</b>		
<b>PRELIMINARIES</b>		
Preliminaries Excluding Temporary Works (Scaffolding)		400,464.01
Preliminaries Temporary Works (Scaffolding)		714,491.80
<b>Total Cost of Preliminaries</b>		<b>1,114,955.81</b>
<b>EMPLOYER'S REQUIREMENTS</b>		
Scope of Design Works		34,072.50
Strip Out (Cladding)		33,450.00
Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical		529,395.88
Removal and Replacement of Balcony Decking		208,522.60
External Cleaning of Facards		0.00
<b>Total Cost of work Items</b>		<b>805,440.98</b>
<b>Total Lump sum Project Costs</b>		<b>1,920,396.79</b>

<b>Option 2 – A1 Render and A2 decking</b>		
<b>PRELIMINARIES</b>		
Preliminaries Excluding Temporary Works (Scaffolding)		398,264.01
Preliminaries Temporary Works (Scaffolding)		714,491.80
<b>Total Cost of Preliminaries</b>		<b>1,112,755.81</b>
<b>EMPLOYER'S REQUIREMENTS</b>		
Scope of Design Works		34,072.50
Strip Out (Cladding)		33,450.00
Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical		359,176.88
Removal and Replacement of Balcony Decking		208,522.60
External Cleaning of Facards		0.00
<b>Total Cost of work Items</b>		<b>635,221.98</b>
<b>Total Lump sum Project Costs</b>		<b>1,747,977.79</b>

<b>Option 3 – A2 cladding and decking</b>		
<b>PRELIMINARIES</b>		
Preliminaries Excluding Temporary Works (Scaffolding)		398,264.01
Preliminaries Temporary Works (Scaffolding)		714,491.80
<b>Total Cost of Preliminaries</b>		<b>1,112,755.81</b>
<b>EMPLOYER'S REQUIREMENTS</b>		
Scope of Design Works		34,072.50
Strip Out (Cladding)		33,450.00
Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical		505,515.88
Removal and Replacement of Balcony Decking		208,522.60
External Cleaning of Facards		0.00
<b>Total Cost of work Items</b>		<b>781,560.98</b>
<b>Total Lump sum Project Costs</b>		<b>1,894,316.79</b>

<b>Additional Items of Work that could be instructed and undertaken during the Recladding and Decking works.</b>	
<p>To undertake external cleaning of the facades to the area of all the balconies, ensuring that the exterior of a building is clear of any dirt, grime, stains, and pollutants. (The contractor is to propose a method that will not damage the surface of the facade).</p>	42,862.80
<p>Allowance for pigeon spikes were requested by for an initial scoping and price estimation, we should allow for:</p> <p>Cherry and Elm - Levels 6, 7 and 8                      - Spikes or similar on all horizontal ledges and parapets                      - mesh or similar covers to all box gutters or coiled wire in the gutters                      Holly - Levels 8, 9 and 10                      - as above</p>	29,660.00

In addition all suppliers have been asked to cost potential variations to contract works that could occur if found to be present. These costs have been tabled in the financial breakdowns below.

Ref.	Extra Over Change	Tender Document Ref.	Extra Cost	Compliance Risks Identified	StanLil Notes
1	Firebreaks to openings - 60 min - Cavity not exceeding 200mm		£ 15,000.00	If fire breaks to openings are found to not be sufficient	John Elliott email response 21/01/2020 - StanLil would suggest provisional sum in the region of £15,000 should this work be required.
2	Curved aluminium fascia to canopies		£ 65,000.00	No price currently submitted. Need to check the abutment with roof membrane.	John Elliott email response 21/01/2020 - StanLil have not allowed to replace the bullnose flashing detail or the secondary support framework in our tender. We believe that the removal and re-cladding works can be achieved without the need for interrupting that construction in any major way. There is however a small risk that, once removal of the Trespa cladding is started that we may discover it is better to dismantle/cut back a section of the soffit to allow the safe access to achieve a clean removal of the existing cladding and replace the material removed with new aluminium flashing material. StanLil would suggest a Provisional Sum allowance in the region of £65,000 for these works should they be required. If the whole of the bullnose and soffit framework and flashing material need removing and renewal (which is highly unexpected), this would likely cost in the region of £230,000 to £270,000 hence why StanLil would choose the more competitive option of designing in an integration of the new/dold bullnose soffit material.
3	New aluminium cladding support system and Rockwool insulation		£	Some of the drawings within document 5013148 show the Trespa to be on a timber subframe, this has been assumed not to be the case following the photographic report within appendix A of the Vemco Fire Engineering Report.  If this was to be incorrect the panels would require new helping hand bracket and rails alongside insulation (If timber is used to be the subframe the insulation would be slotted between the studs).	John Elliott email response 21/01/2020 - StanLil have already included for the removal and replacement with new cladding system (including secondary support system) beneath all areas of Trespa cladding so there is zero risk against StanLil tender for these works.
4	Removal of timbers & existing insulation as a result of ref. 3				StanLil have already included for the removal and replacement with new cladding system (including secondary support system) beneath all areas of Trespa cladding so there is zero risk against StanLil tender for these works.
5	Replacement of any existing gutters and or downpipes and hoppers should the existing ones become unusable once removed or are found to be damaged beyond use during removal		£ 12,000.00	There is a risk of the rainwater goods becoming damaged beyond repair and hence needing replacement with new ones. We would suggest a Provisional Sum of £12,000 be allowed for possible replacement should it be required	StanLil have only allowed within our tender to remove and set aside the existing ones for re-installation on completion of the works. We would suggest a Provisional Sum of £12,000 be allowed for possible replacement should it be required
6	Isolate MEP services where required, ensure temporary solutions to effect working services to all apartments and the blocks generally, while the works continue, reinstall all existing MEP services on completion of the cladding works, test and commission and provide certification where required under all relevant current regulations.		£	If the client/employer requires this work to be included in the tender costs for the project, there would need to be a detailed photographic survey of all existing face fixed services to all 3 blocks the survey would need to list the condition of the existing equipment, it would need to detail the existing certification status of all MEP services, prior to handover to StanLil. An MEP Consultant company would need to prepare a detailed specification and scope of works such that StanLil could then price these works using StanLil MEP Partner companies. As you can imagine this would be a considerable undertaking and sums for the likely required works would be substantial. These works would not simply be a situation of allowing a couple of electricians and plumbers to be on site for the duration because there is risk that the MEP systems may, for whatever reason, stop working and may need to be part or fully replaced as a result.	StanLil have only allowed within our tender to coordinate with the client/employer maintenance teams to allow them to remove and set aside the existing MEP services for re-installation on completion of the cladding works. Client MEP contractors are to undertake all disconnection, temporary set aside solutions and reinstallation works and StanLil will ensure these works are properly coordinated with the progression of the re-cladding programme. In view of the considerable works that would be involved in this we would suggest a that Ridge Consultancy allow a Provisional Sum allowance for these works.
8	Rates for preparation and painting the balcony steelwork were requested by Ridge		£ 61,600.00	supply and fit "rate only" cost £28/m2 for preparation and painting to the steel subframe of balconies. Allow to sand and prepare existing steelwork subframe where rust appears removing back to suitable substrate steel, prime the prepared steel and apply 1 nr top coat in grey to match existing colours. Approximately 1900m2 @ £28/m2 = £53,200 if all balconies are to be done, allow a provisional sum if required and works would need to be done whilst scaffold is in place	John Elliott email response 21/01/2020 - Quantity Unknown, Ridge to advise on the quantity required to be done. Time related preliminary costs may apply subject to reprogramming these works into the master programme. Email dated 03/02/2020 Updated to £61,600.00
9	Latest NEWS!! Price increases for materials from Kingspan and other materials suppliers are a risk. We have today heard that Kingspan metal materials prices will be increasing by 20%		£ 70,000.00	This means that the project will incur this rise unless StanLil can place an order by the end of March (we are being told) A 20% uplift in materials prices would result in an additional cost of approximately £70,000	John Elliott email response 21/01/2020 - This of course should not be a problem unless the order is delayed in getting to StanLil or if Kingspan change the goalsposts on StanLil
10	Allow to take down and store any existing things affixed to the cladding and include for their reinstatement upon completion of the re-cladding works.	3.2 Strip Out (Cladding) Email from Sarah Morrison (Senior Property Manager) 25/01/2020		This has been discussed with the Client. The client has advised that a letter will be sent to all occupants, stating that they should remove all items that have been fixed to the existing cladding prior to the work commencing. This will also include any material items on the balconies and in the area of the works, leaving the areas clear for the contractor to undertake their works.  John Elliott email response 21/01/2020 -	
<b>Possible extras total</b>			<b>£223,600</b>		

Appendix A shows the detailed Tender Breakdown Analysis Summary, based on the costs submitted by each contractor and the costs following analysis, they are exclusive of VAT.

Appendix B shows both Green Facades Limited, Richardson Roofing Company Ltd and Stanlil Contracts Limited Form of Tender submissions.

Appendix C Shows the Provisional programme (As Tendered – external access) from each of the tendering contractors.

Appendix D encompasses the Fire Consultant (Vemco's) appraisal of tender documents.

Appendix E encompasses the H&S appraisal of tender documents

## TENDER ANALYSIS

Based on the tender documents received, we have carried out an arithmetical check on each tender breakdown submitted. Following the arithmetical check, we have continued to analyse with all of the tenders for any qualifications that have arisen during the evaluation.

All the three returning tenderers chose to group together certain items, although the majority of the items were individually priced as requested. During the tender evaluation, these costs were challenged and broken down to provide a breakdown of costs against each specification item to enable comparable cost evaluation for the work items. However, as stated previously this has now led to 4 scenarios being requested for costing by each party.

As part of the tender information, an estimated cashflow forecast was requested to be provided, as part of each contractor's submission. However, this has only been returned by one contractor StanLil.

All contractors have confirmed that they have allowed for a full time "non-working" Site Manager in their costs, who will assist with occupant liaison etc.

The lowest submitted tender for all 4 options was provided by Stanlil Contracts Limited Contracts Limited , whilst the highest tender for all 4 options was provided by Green Facades Limited.

### **StanLil Contracts Limited**

During the Tender period StanLil attended site on the 7<sup>th</sup> October meeting Chris Pierce and visited on 14<sup>th</sup> October 2020 to review the works involved on each of the properties. The access constraints were advised during this visit (Sloping Ground, Close proximity of railway line and the need for the access road to be maintained) by Ridge and these have been taken on board by StanLil.

No arithmetical errors were found in their main priced section of the specification. However, during the evaluation period, they advised that there is a correction for miscalculation of the decking areas, which has been updated in each of their 4 costed options. A cost for considerate contractor, was included in clause 2.1.26 for £572.00.

StanLil have confirmed that they can hold their price for 30 days but must be able to place an order with the aluminium suppliers in March to avoid the price uplift that all aluminium suppliers are now referring to (circa Plus 20%).

StanLil have provided fully costed proposals for the following:-

- Contractors interpretation of tender Documents.
- Option 1 – A1 cladding and decking.
- Option 2 – A1 render and A2 decking.
- Option 3 – A2 cladding and decking.
- Additional Items of Work that could be instructed and undertaken during the Recladding and Decking works.
  - External cleaning of the facades to the area of all the balconies.
  - Balcony Steel beam repairs - A survey will be required once the scaffold has been installed to determine what type of materials to use for the repair, could be sand blasting to reveal the issues with any rusting or steel fatigue.
  - Provision of pigeon spikes requested by The Victory Hill Management Company.

In respect to the price for undertaking external cleaning of the facades to the area of all the balconies, StanLil confirmed in their tender that they have included within their preliminaries, for a hot soapy water washdown while scaffold access is in place. Ridge pointed out that this was a minimum expected for end of works builders clean and it required a more rigorous solution to clean down the facades. A price to do this has now been provided.

StanLil have advised that they have provided a cost for any adaptations required to existing rainwater goods. However, they confirmed that costs may change subject to whether the replacement of RWG is instructed under Post Tender Extras. This would be allowed for in the contingency sums.

In respect to the tender clause for taking down and storing any existing fixings affixed to the cladding and include for their reinstatement upon completion of the re-cladding works. StanLil have allowed for coordination with the client MEP contractors to undertake this work and will not take responsibility for any disruption to services etc as the dismantle and set aside will need to be done by the maintenance contractors to ensure continuity.

For Planning Approvals StanLil have advised that this is excluded as it is uncertain if the planners will need a full submission at this time. StanLil have confirmed that they will consult the LPA and advise if any costs are applicable should there be a requirement to change from the existing Trespa panels to a render or other system. Thus a contingency should be allowed for at this time.

StanLil have confirmed that they are fully insured (subject to fully detailed clarifications from our insurers) StanLil are approved by the Ministry for re-cladding projects of a similar nature

Works access, StanLil have included for a fully sheeted scaffold, hoist and all necessary groundworks required to effect access; scaffolding costs may increase should options from the Post Tender additional works be instructed at a later date than the main contracted works.

StanLil have confirmed that the Contractors Site area will be a secure gated site, but have not allowed for security staff 24/7 to monitor the site and we have not allowed for security cameras

StanLil have confirmed that out of hours working has been included where StanLil are at fault for any delay and need to accelerate to get back on programme; excluded for any delays beyond the control of StanLil.

## CDM (PD) H&S appraisal of tender documents

The CDM(PD) has reviewed the received tender documents with regards the Health & Safety systems described therein. The below summarises around the assessment that has been scored and provided in Appendix E.

The documents provided gave a very clear overview of the Health and Safety procedures, systems and responsibilities. The Health & Safety Policy document provided the Policy Statement, Organisation and the Arrangements. Providing many answers to the CDM(PD)'s queries.

They provided the Temporary works coordinator detail and the associated paperwork, details. They incorporated the CLC guidance for working while COVID-19 is so prominent and actually used the V7 most up to date at this time. Working at Height a significant part of these works was well addressed along with Scaffolds. As may be seen in the table of scores the review for StanLil combine to be the highest.

### **Richardson Roofing Company Ltd**

During the Tender period Richardson Roofing attended site on 10<sup>th</sup> December 2020, to review the works involved on each of the properties. The access constraints were advised during this visit (Sloping Ground, Proximity of railway line and the need for the access road to be maintained) by Ridge.

No arithmetical errors were found in their main priced section of the specification. However, during the evaluation period, they advised that an omission in cost for considerate contractor, The cost of £1,500 was provided and added to their submission costs. In addition a lot of the items did not have a value and stated TBD. Following questioning these values were submitted.

Richardson Roofing have provided fully costed proposals for the following:-

- Contractors interpretation of tender Documents.
- Option 1 – A2 HPL Flat Panels and aluminium decking.
- Option 2 – A2 3mm thick PPC aluminium rainscreen and aluminium decking.
- Additional Items of Work that could be instructed and undertaken during the Recladding and Decking works.
  - External cleaning of the facades to the area of all the balconies.
  - Balcony Steel beam repairs - A survey will be required once the scaffold has been installed to determine what type of materials to use for the repair, could be sand blasting to reveal the issues with any rusting or steel fatigue.
  - Provision of pigeon spikes were requested by The Victory Hill Management Company. However this has only been supplied as a linear metre rate of £20.00/lm

In respect to the price for undertaking external cleaning of the facades to the area of all the balconies, Richardson Roofing confirmed in their tender that they have included within their preliminaries, for a builders clean following the works. Ridge pointed out that this was a minimum expected for end of works builders clean and it required a more rigorous solution to clean down the facades. A price to do this has now been provided.

Richardson Roofing have advised that they have provided a cost for any adaptations required to existing rainwater goods. However, they have not provided any costs for the replacement of RWG should it be required. This would be allowed for in the contingency sums.

In respect to the tender clause for taking down and storing any existing fixings affixed to the cladding and include for their reinstatement upon completion of the re-cladding works. Richardson Roofing have allowed a lump sum in their tender of £37,200.

For Planning Approvals Richardson Roofing have advised that this is included within their costs but this along with Building regulation approvals has not been broken down.

### CDM (PD) H&S appraisal of tender documents

The CDM(PD) has reviewed the received tender documents with regards the Health & Safety systems described therein. The below summarises around the assessment that has been scored and provided in Appendix E.

A very good set of documents providing a very good overview of the procedures and planning systems the Contractor would employ to undertake the works.

The Contractor referred to procedures in the control of COVID and referred to CLC guidance but did not provide the full version old or new. They provided a copy of their Health & Safety Policy again all three segments. In comparison to the StanLil documentation the Temporary Works provision (explanation) was not quite as full, Scaffold was well covered, Safety Management was well covered within the H&S Policy documents.

### **Green Facades Limited**

During the Tender period Green Facades Ltd attended site on 14<sup>th</sup> December 2020 to review the works involved on each of the properties. The access constraints were advised during this visit (Sloping Ground, Close proximity of railway line and the need for the access road to be maintained) by Ridge.

No arithmetical errors were found in their main priced section of the specification. Ridge asked Green Facades to review and confirm their tender and totals to collection. It was confirmed that their tender total figure was £3,092,805.03. Due to the disparity of returns Ridge requested (18/01/2020) they complete a costed breakdown by block in order to establish costs for each property. This is still to be returned following a number of chasing emails.

Also during the evaluation period, an omission in cost for considerate contractor was noted. The cost of is still to be confirmed.

In respect to the price for undertaking external cleaning of the facades to the area of all the balconies, Green Facades Ltd have priced this at £56,967.84. Ridge have requested a specification for this work, however this is still awaited.

Green Facades Ltd have advised that they have provided a cost for any adaptations required to existing rainwater goods. However, they confirmed that costs may change subject to whether the replacement of RWG is instructed under Post Tender Extras. This would be allowed for in the contingency sums.

In respect to the tender clause for taking down and storing any existing fixings affixed to the cladding and their reinstatement upon completion of the re-cladding works. Green Facades Ltd have not allowed any monies against this item.

For Building Regulation and Planning Approvals Green Facades Ltd have allowed a sum of money in their tender. £37,724.00

## CDM (PD) H&S appraisal of tender documents

The CDM(PD) has reviewed the received tender documents with regards the Health & Safety systems described therein. The below summarises around the assessment that has been scored and provided in Appendix E.

An almost super presentation of documents to highlight their proposed manner of works, the disappointing issues were COVID-19, Temporary Works, the repeated Local authority licensing for the scaffolds and no Health & Safety Policy. The latter document would have been able to assess more of their H&S systems /procedures with this document.

Covid: the Construction industry being able to continue has a great responsibility, which was the reason to include the CLC Guidance in the Pre Contract Information. Green Facades Limited provided none of their procedures for managing.

The temporary works will be a significant part of the works; there was no reference to the railway authority. It worked out the marks given brought this review in to third place.

## **CONTINGENCY SUMS**

All tenders contained Provisional Sums contractor provisional sums which should be resolved prior to Contract. The following Tables show each tender's costs for unforeseen works that would fall under contingencies:-

It is recommend that a project Client Contingency, based on 10%-15% of the total value of the Schedule of works is allowed for any possible works of an unforeseen nature. This should be held by the Client externally to the Contract Sum.

Any contingency sums will only be expended in whole or part on the written instruction of the Contract Administrator in agreement with The Victory Hill Management Company c/o Chaney's Chartered Surveyors.

## TENDER PROGRAMME

The tenders received offer the following programmes:

Tendering Contractor	Period of Acceptance to the Date of Possession	Period from Date of Possession to Date of Completion
<b>StanLil Contracts Limited – Draft Outline Programme Rev 3</b>	<ul style="list-style-type: none"> <li>• <b>Client Review</b> Period – 15/02/2021-19/02/2021</li> <li>• <b>Appointment of Contractor</b> – 22/02/2021</li> <li>• <b>Lead in period including Design</b> – 22/02/2021-11/06/2021</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Site Set up</b> - 19/04/2021 – 10/05/2021</li> <li>• <b>Cherry Block</b> – 26/04/2021 – 24/09/2021</li> <li>• <b>Holly Block</b> – 07/06/2021 – 05/11/2021</li> <li>• <b>Elm Block</b> – 19/07/2021 – 17/12/2021</li> <li>• <b>Post Construction works</b> – 06/12/2021 – 17/12/2021</li> </ul>
<b>Richardson Roofing Company Ltd</b>	<ul style="list-style-type: none"> <li>• <b>Client Review</b> Period – 15/02/2021-19/02/2021</li> <li>• <b>Appointment of Contractor</b> – 22/02/2021</li> <li>• <b>Lead in period including Design</b> – 22/02/2021-03/05/2021</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Site Set up</b> - 03/05/2021 – 17/05/2021</li> <li>• <b>Holly Block</b> – 04/05/2021 – 26/07/2021</li> <li>• <b>Cherry Block</b> – 26/06/2021 – 20/09/2021</li> <li>• <b>Elm Block</b> – 24/08/2021 – 15/11/2021</li> <li>• <b>Post Construction works</b> – Not programmed</li> </ul>
<b>Green Facades Limited</b>	<ul style="list-style-type: none"> <li>• <b>Client Review</b> Period – 15/02/2021-19/02/2021</li> <li>• <b>Appointment of Contractor</b> – 22/02/2021</li> <li>• <b>Lead in period including Design</b> – 26/02/2021-05/04/2021</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Site Set up</b> - 09/03/2021 – 15/03/2021</li> <li>• <b>Holly Block</b> – 17/05/2021 – 15/10/2021</li> <li>• <b>Cherry Block</b> – 16/03/2021 – 26/07/2021</li> <li>• <b>Elm Block</b> – 06/08/2021 – 22/12/2021</li> <li>• <b>Post Construction works</b> – 17/12/2021 – 30/12/2021</li> </ul>

As part of the tender information, an estimated programme was requested to be provided, as part of each contractor's submission. However, the most detailed was from StanLil who have also followed a logical process through all stages. Note that there will be sequential working on the blocks in respect to scaffold erecting and stripping in order to maintain trade continuity of work.

#### **Richardson Roofing Company Ltd**

A generic programme with wrapped up tasks. There is no time frame for completion and handover period.

#### **Green Facades Limited**

A generic programme with wrapped up tasks. There is no time frame for scaffold design and start on site is commencing prior to approvals of design. This would need more definition should Green Facades be awarded the contract.

## RECOMMENDATIONS / POTENTIAL NEXT STEPS

We have carried out a quality evaluation of all the submissions based on 8 assessment areas with weightings as listed below:

- Programme (30%);
- Method statements (30%);
- Design Proposal Information (5%);
- Quality control resource statement (5%);
- Health and safety information (10%);
- Outline construction phase health and safety plan (10%);
- Health and safety file information (5%); and
- Domestic subcontracts (5%).

Each of these areas were requested at page 38 of the Employer's Requirements and related to documents supplied by the contractor. After carefully assessing documents provided by each contractor, we scored the each of the 8 areas on a scale 0 to 5; a score of 0 being awarded where no relevant response was provided, and a score of 5 being awarded where the tenderer has demonstrated an excellent understanding of the requirements.

As a result of our quality evaluation we recommend that Stanlil Contractors be awarded the contract on the basis that the contractor:

- demonstrated a good understanding of the work to be undertaken. They set out a comprehensive sequence of events in their method statement and site procedures.
- provided well-documented health and safety policies and procedures along with detailed quality assurance processes.
- set out the sequence and timing of the principal parts of the works that were well thought through, and provided timescales associated with contract completion that seemed to be reasonable.

In our professional opinion, Stanlil's quality submission was more comprehensive than that of other contractors and demonstrated that the contractor has fully considered the client's requirements and has a good general understanding of the construction processes required for the works.

StanLil have confirmed that they can hold their price for 30 days but must be able to place an order with the aluminium suppliers in March to avoid the price uplift that all aluminium suppliers are now referring to (circa Plus 20%).

It is assumed that The Victory Hill Management Company c/o Chaney's Chartered Surveyors will seek surety of the financial performance of the chosen contractor prior to their appointment along with confirmation of their respective insurance details.

## THIRD PARTY CLAUSE

In accordance with our standard practice we must state this report is confidential to the party to whom it is addressed and their professional advisers.



For Ridge and Partners LLP  
Dated: January 2021

APPENDIX A

TENDER COST ANALYSIS

Tender Analysis				RIDGE		
Client Name :		Victory Hill Management Company		Date:		February 2021
Project Title :		Winterthur Way Recladding Works - Elm, Cherry and Holly Blocks		Stage:		Tender
Contractor:				Project:		5013148
<b>Original Tender Offers</b>				Tender 1 £	Tender 2 £	Tender 3 £
				Green Facades	Richardson Roofing	Stanlil Contractors
Preliminaries			1,072,296.46	1,275,713.00	1,111,655.81	
Works	Surveys		36,918.00	58,500.00	25,822.50	
	Statutory approvals		37,724.00	0.00	8,250.00	
	Cladding removal		68,301.25	135,825.00	33,450.00	
	Cladding replacement		897,607.33	660,607.20	499,064.88	
	Fire barriers		118,274.65	75,615.00	Incl	
	Associated works		Incl	71,100.00	Incl	
	Balcony decking		804,715.50	468,665.00	155,734.15	
	Façade cleaning		56,967.84	Excl	Excl	
CARRIED TO FORM OF TENDER			£	3,092,805.03	2,746,025.20	1,833,977.34
Adjustments	Considerate contractors scheme			-1,500.00		
REVISED TENDER			£	3,092,805.03	2,744,525.20	1,833,977.34
OHP %		%		15.00	25.00	25.00
<b>Clarified Offer A1 Cladding + A1 Decking</b>				Tender 1 £	Tender 2 £	Tender 3 £
				Green Facades	Richardson Roofing	Stanlil Contractors
Preliminaries						
Works	Surveys and statutory approvals			1,275,713.00		1,114,955.81
	Cladding removal			58,500.00		34,072.50
	Cladding replacement incl fire barriers			135,825.00		33,450.00
	Balcony decking			933,976.00		529,395.88
	Façade cleaning			468,665.00		208,522.60
				Excl		Excl
REVISED TENDER			£	0.00	2,872,679.00	1,920,396.79
<b>Clarified Offer A1 Render + A2 Decking</b>				Tender 1 £	Tender 2 £	Tender 3 £
				Green Facades	Richardson Roofing	Stanlil Contractors
Preliminaries						
Works	Surveys and statutory approvals					1,112,755.81
	Cladding removal					34,072.50
	Cladding replacement incl fire barriers					33,450.00
	Balcony decking					359,176.88
	Façade cleaning					208,522.60
						Excl
REVISED TENDER			£	0.00	0.00	1,747,977.79
<b>Clarified Offer A2 Cladding + A2 Decking</b>				Tender 1 £	Tender 2 £	Tender 3 £
				Green Facades	Richardson Roofing	Stanlil Contractors
Preliminaries						
Works	Surveys and statutory approvals					1,112,755.81
	Cladding removal					34,072.50
	Cladding replacement incl fire barriers					33,450.00
	Balcony decking					505,515.88
	Façade cleaning					208,522.60
						Excl
REVISED TENDER			£	0.00	0.00	1,894,316.79
<b>Potential Additional Items</b>				Tender 1 £	Tender 2 £	Tender 3 £
				Green Facades	Richardson Roofing	Stanlil Contractors
Works	Firebreaks to openings		46,340.40	3,070.00		15,000.00
	New support system and insulation		322,480.70	Incl		Incl
	Removal of old support system and insulation		40,792.50	Incl		Incl
	Cleaning facades		Incl	30,000.00		42,862.80
	Curved aluminium fascia			TBA		65,000.00
	Bird spikes			£20.00/m		29,660.00
	Repairs to balcony structure			£500.00/day		61,600.00
	Removal and reinstatement of fittings on cladding			10,000.00		Excl
	Gutters and downpipes					12,000.00
	MEP services work					Excl
	Material price increases					70,000.00

**APPENDIX B - TENDERING CONTRACTORS RETURNED FORM OF TENDER DOCUMENT**





**FORM OF TENDER**

To: Ridge and Partners LLP  
Beaumont House  
59 High Street  
Theale  
Reading  
RG7 5AL

From: StanLil Contractors Ltd  
Suite 1.8  
Peregrine House  
Ford, Arundel, BN18 0DF  
.....

We have examined the following documents:

- Specifications listed in the Invitation to Tender;
- Pricing Document;
- The JCT Form and other Conditions of Contract specified in the Pricing Document;
- Pre-Construction Information

We offer to carry out the whole of the Works described in accordance with the documents referred to above;

for the sum of One Million, eight hundred and thirty three thousand, nine hundred and seventy seven pounds and thirty four pence

£1,833,977.34 (in figures) exclusive of any VAT charges

within 42 weeks from acceptance of our tender, comprising a period of:

- 8 weeks from acceptance to the Date of Possession and
- 34 weeks from the Date of Possession to the Date for Completion.

For the purposes of the warranties and guarantee requirements mentioned in the Pricing Document, We have reviewed the contents of the Pricing Document and accept, without amendment, the wording set out in the appendices.

We enclose our fully priced document in the separate envelope provided and marked with our name.

We agree that if any obvious errors in pricing or errors in arithmetic are discovered in the priced document[s] before acceptance of this offer, they shall be dealt with in accordance with the Alternative 2 procedure set out in JCT Practice Note 6 - Main Contract Tendering, as specified in the Preliminary Enquiry.

We undertake in the event of your acceptance to execute with you a formal contract embodying all the conditions and terms contained in this offer within 21 days of being required to do so by the Employer.



**FORM OF TENDER**

This tender remains open for acceptance for 56 days from the latest date fixed for the submission of tenders.

We confirm that this tender is submitted at our expense and agree that the Employer need not necessarily accept the lowest or any other tender.

I/We confirm the following Principle Domestic Sub Contractors will be employed on this project. I/We confirm their sub contract tenders have been used within our tender and, where necessary, all these domestic sub contractors have accepted the wording of

Our list of proposed sub-contractors are;

- Speedy
- SCS Firestopping
- Geda Hoists
- Charles Wilson
- Others TBA

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**FORM OF TENDER**

**Certificate of Bona Fide Tender**

The essence of selective tendering is that the client shall receive bona fide competitive tenders from all those tendering. In recognition of the principle, I certify that this is a bona fide tender, intended to be competitive, and that we have not fixed or adjusted the amount of the tender by or under or in accordance with any agreement or arrangement with any other person. I also certify that we have not done and we undertake that will not do at any time before the hour and date specified for return of this tender any of the following acts:-

- a. Communication to a person other than the person calling for those tenders the amount or approximate amount of the proposed tender, except where the disclosure, in confidence, of the approximate amount of the tender was necessary to obtain insurance premium quotations required for the preparation of the tender.
- b. entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any tender to be submitted.
- c. offering or paying or giving or agreeing to pay or give any sum of money or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to any other tender or proposed tender for the said work any act or thing or sort described above.

In this certificate the word "person" includes any person any body or association, corporate or unincorporate and "any agreement or arrangement" includes any such transaction, formal or informal, and whether legally binding or not.

Signed by or on  
behalf of : .....

Signature : .....  
duly authorised to sign

Position : .....

Date : ..... 20.....

Note: The completed form of tender together with the information requested must be received by

**Employers Requirements**  
Winterthur Way - Re-Cladding



**FORM OF TENDER**

Ridge at the above address no later than 12:00 hours on the date set out in the tender invitation.

B. CONTRACT SUM ANALYSIS

StanLil Notes

Ref.	Description			
<b>1.0</b>	<b>INTRODUCTION</b>			
<b>2.0</b>	<b>PRELIMINARIES</b>			
	The Contractor is to refer to the Preliminaries included in section 2 of this document, the Employers Requirements in section 3 as well as the preliminary items detailed in the VEMCO technical requirements found in section 4 of this document.			
<b>2.1</b>	<b>Main Contractor's Cost Items</b>			
•	Not withstanding the conditions set out in the 'National Building Specification' guidelines and the 'Standard Method of Measurement' 7th Edition. The Contractor's general cost items are to be priced in accordance with the 'RICS New Rules of Measurement' volume 2, 1st edition, (RICS:NRM-2 v1).			
•	Costs relating to preliminaries items that are not specifically identified in the contractor's full and detailed breakdown shall be deemed to have no cost implications or have been included elsewhere within the contractor's rates and prices.			
2.1.1	Site Accommodation			
	1 Site accommodation	10,401.16		10,401.16
	2 Temporary works in connection with site establishment			
	3 IT systems			
	4 Consumables and services			
2.1.2	Site Records			
	1 Operation and maintenance manuals			
	2 Compilation of health and safety file			
	3 Provision of as built drawings			
2.1.3	Project Specific Management and Staff			
	1 Project manager/director	65,835.00		65,835.00
	2 Construction manager/Supervisors	47,025.00		47,025.00
	3 Health and Safety manager/officer			
	4 Resident Liaison Officer	24,453.00		24,453.00
	5 Planning/programming manager and staff			
	6 Senior/managing quantity surveyor	37,620.00		37,620.00
	<b>Total £</b>			
	<b>Carried Forward £</b>			
2.1.4	8 Administrative staff			
	9 Other management and staff			
2.1.4	Visiting Management and Staff			
	1 Managing/regional directors and the like			
	2 Quality manager			
	3 Contracts/commercial manager	15,048.00		15,048.00
	4 Health and Safety Manager/Officer	7,425.00		7,425.00
	5 Other visiting management and staff			
2.1.5	Extraordinary Support Costs			
	1 Other extraordinary support costs			
	2 Day transport			
	3 Personnel transport	15,048.00		15,048.00
	4 Temporary living accommodation			
	5 Subsistence payments			
	6 Out of Hours working			
2.1.6	Site Facilities			
	1 Site accommodation			incl at 2.1.1
	2 Temporary works in connection with site establishment			
	3 Furniture and equipment			
	4 IT systems			
	5 Consumables and services			
	6 Brought-in services			
	7 Sundries	15,424.20		15,424.20
				general site cleaning incl builders clean
2.1.7	Temporary Services			
	1 Temporary water supply	1,786.95		1,786.95
	2 Temporary gas supply	1,786.95		1,786.95
	3 Temporary electricity supply	2,974.61		2,974.61
	4 Temporary telecommunication systems	2,144.34		2,144.34
	5 Temporary drainage			

B. CONTRACT SUM ANALYSIS

StanLil Notes

Ref.	Description			
2.1.8	Security 1 Security staff 2 Security equipment 3 Hoardings, fences and gates	14,300.00		14,300.00
Total £				
Carried Forward £				
2.1.9	Safety and Environmental Protection 1 Safety programme 2 Barriers and safety scaffolding 3 Environmental protection measures			incl in scaffolding
2.1.10	Control and Protection 1 Survey, inspections and monitoring 2 Setting out 3 Protection of works 4 Samples 5 Environmental control of building	1,320.00		1,320.00 --
2.1.11	Mechanical Plant 1 Generally 2 Tower cranes — Generators 3 Mobile cranes 4 Hoists 5 Access plant 6 Concrete plant — Skips 7 Other plant		40,817.70 21,230.00 7,920.00 -- -- 19,562.40 3,197.70	40,817.70 21,230.00 7,920.00 -- -- 19,562.40 3,197.70 incl in scaffolding
2.1.12	Temporary Works 1 Access scaffolding 2 Temporary works		714,491.80	714,491.80
2.1.13	Site Records 1 Photography 2 Works records			--
2.1.14	Completion and Post-completion Requirements 1 Testing and commissioning plan 2 Handover 3 Post-completion services			
2.1.15	Cleaning 1 Site tidy 2 Maintenance of roads, paths and paving's 3 Building clean		22,572.00	22,572.00 site labourer incl incl
Total £				
Carried Forward £				
2.1.16	Fees and Charges 1 Rates on temporary accommodation 2 Licences in connection with hoardings, scaffolding, gantries and the like			
2.1.17	Temporary Works 1 Temporary works that are not specific to an elemen			
2.1.18	Multi-service Gang 1 Ganger 2 Labour 3 Fork lift driver 4 Service gang plant and transport			
2.1.19	Insurance, Bonds, Guarantees and Warranties 1 Contractor's 'all risks' (CAR) insurance 2 Contractor's plant and equipment insurance 3 Temporary buildings insurance 4 Terrorism insurance 5 Other insurances in connection with the works			

**B. CONTRACT SUM ANALYSIS**

StanLil Notes

Ref.	Description			
2.1.20	Public Liability Insurance			
	1 Non-negligence insurance			
	2 Professional indemnity insurance			
2.1.21	Employer's (Main Contractor's) Liability Insurance			
	1 Management and staff, including administrative staff			
	2 Works operatives			
2.1.22	Other Insurances			
	1 Employer's loss of liquidated damages			
	2 Latent defects cover			
	3 Motor vehicles			
	4 Other insurances			
	5 Insurance premium tax (IPT)			
	6 Allowance for recovery of all or part of premium excess			
2.1.23	Performance Bond	18,700.00		18,700.00 subject to confirmation of costs/wording etc
2.1.24	Guarantees			
	Total £		--	
	Carried Forward £			

**B. CONTRACT SUM ANALYSIS**

StanLil Notes

Ref.	Description			
2.1.25	Warranties 1 Collateral warranties 2 Other warranties			
2.1.26	Other items 1 Considerate Constructors Fee	572.00		572.00
To Collection Page £		34,892.00	1,076,763.81	1,111,655.81

**B. CONTRACT SUM ANALYSIS**

Ref.	Description		
<b>3.0</b>	<b>EMPLOYER'S REQUIREMENTS</b>		
	<p>The following schedule is indicative only and does not constitute a full scope of the works for the project. The Contractor will be required to undertake a site visit, complete all necessary measurements on site and prepare a full design for the replacement cladding and balcony decking.</p> <p>The schedule has been prepared in order for a detailed cost breakdown to be provided, to aid in the assessment of the tenders and to assist in the preparation of interim payments.</p> <p>The Contractor is to take responsibility for the schedule and is to ensure its completeness with regards to the proposed scope of works as defined within the Tender Documents.</p> <p>The Contractor is to add items to the schedule as necessary in order to provide a definitive costing for the proposed works.</p> <p>All items contained within the schedule must be individually priced wherever possible and items should not be grouped together quoting lump sum prices. Where an item is not individually priced, it shall be marked 'included' or 'not applicable' as appropriate.</p> <p>The Contractor must ensure that all sections of this document have been read and understood prior to completing the Contract Sum Analysis. In addition, a site visit must have been carried out.</p> <p>The costs inserted below are for all three blocks, Elm, Holly and Cherry.</p>		
<b>3.1</b>	<b>Scope of Design Works</b>		
<b>3.1.1</b>	<b>Survey of the cladding.</b>		
	Existing plan and elevations.		
	Setting out drawings.	2,750.00	
	Detailed drawings of proposed new cladding and fixings.		
	Detailed drawings of proposed new insulation.		
	NBS Materials and Workmanship for all elements in Contractor's Design.		
	Works Specification for all Contractor's Design elements to include all relevant standards coverings, cladding panels, fixings and insulation.	17,572.50	
	Full drawing package for the replacement decking to the balconies.		
	Structural drawings / calculations to confirm the proposed cladding and balcony decking material are suitable for the existing structure and account for wind loads and any other loads imposed on these items.	5,500.00	
<b>3.1.2</b>	<b>Statutory Approvals</b>		
	Building Regulation Approvals (preparation of drawings and submission)	8,250.00	
	Planning Approvals (include cost should this be required)		excluded unless detailed
<b>3.2</b>	<b>Strip Out (Cladding)</b>		

**B. CONTRACT SUM ANALYSIS**

Ref.	Description		
	<p>Allow to take down and store any existing fixings affixed to the cladding and include for their reinstatement upon completion of the re-cladding works.</p>	3,600.00	<p>StanLil have allowed for coordination with the client MEP contractors to undertake this work and will not take responsibility for any disruption to services etc as the dismantle and set aside will need to be done by the maintenance contractors to ensure continuity.</p>
	<p>The objective is the safe and efficient removal and disposal of existing cladding materials (exterior panels and insulation), side rails and fixings. Carefully remove existing combustible cladding material (i.e. Trespa HPL and any other combustible cladding) from the external leaf of the top two storeys of each of the three blocks. In line with demolition/removal items in SPEC 1, dispose of all unwanted material and recycle where possible (including fixings and side rails that will not be required in the new installation).</p>	29,850.00	
<b>3.3</b>	<p><b>Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical Requirements in Section 4 of this document</b></p> <p>The objective is to appropriately install a replacement side rails within the external walls of the top two storeys of each of the three blocks.</p> <p>Remove zinc panels and store on site. Remove all existing combustible insulation from behind vertical zinc panels.</p> <p>Install all side rails, mid rails, purlins, cleats and fixings as per section 2.4 of the Vemco Technical Requirements in Section 4 of this document.</p> <p>As per section 2.5 of the Vemco Technical Requirements in Section 4 of this document allow to supply and install the replacement cladding system to the top two storeys of each of the three blocks.</p> <p>Insert costs for any adaptations required to existing rainwater goods.</p>	26,242.50	
		468,742.38	
		4,080.00	

**B. CONTRACT SUM ANALYSIS**

Ref.	Description		
<b>3.4</b>	<b>Removal and Replacement of Balcony Decking</b>		
	The objective is the removal of all combustible balcony decking and replacement with material achieving classification A2-s1, d0 or better.		
	Remove and dispose of the existing timber decking to the balcony areas of all blocks to include all joists, supports and fixings.	11,837.50	
	As per section 2.6 of the Vemco Technical Requirements in Section 4 of this document, allow to supply and install replacement decking material to include all fixings, supports and to be installed strictly in line with the manufacturers recommendations. Include for any necessary drainage works or adapting existing drainage routes.	143,896.65	
	Allow to undertake external cleaning of the facades to the area of all the balconies, ensuring that the exterior of a building is clear of any dirt, grime, stains, and pollutants. (The contractor is to propose a method that will not damage the surface of the facade).		incl in preliminaries
<b>4.0</b>	<b>MAIN CONTRACTOR OVERHEADS AND PROFIT</b>		
	Add a percentage to cover all Main Contractor overheads and profits based on the value of this tender Submission. The percentage is to allow for all adjustments to the net value of work (including Main Contractor Discount). No other adjustments shall apply.		1,833,977
	<b>25% OH&amp;P</b>		0.25
	.....		458,494
			1,111,656
To Collection Page £			722,321.53

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £	
<b>5.0</b>	<b>GENERAL COLLECTION</b>		
	1. Introduction		
	2. Preliminaries	<b>1,111,655.81</b>	
	3. Employer's Requirements	<b>722,321.53</b>	
	4. Main Contractor Overheads and Profit		<b>incl</b>
<b>Total to be carried forward to the Form of Tender £</b>		<b>1,833,977.34</b>	

**C. STATEMENT OF COMPLIANCE WITH ER'S**

I/ we hereby confirm that our Contractor's Proposals hereby comply in every respect with the Employer's Requirements, save in respect of those items scheduled below. We agree that in the event of any discrepancy being subsequently identified between the Contractor's Proposals and the Employer's Requirements, the Employer's Requirements shall prevail without adjustment to the Contract Sum or the Date of Completion, unless the discrepancy is identified below in which case the Contractor's Proposals shall prevail.

Signed by or on behalf of: ..... StanLil Contractors Ltd

Signature: ..... *John Elliott*

Position: ..... Commercial Director

Date: ..... 15.01.2021

**Schedule of Discrepancies**

Employer's Requirements Item and Description	Alternative included in the Contractor's Proposals
MEP fixtures and fittings to be moved, stored and reinstated by Client Maintenance companies - StanLil will coordinate these works to be done by others	StanLil to coordinate

**D. VALUE ENGINEERING SCHEDULE**

The following are options provided by the Contractor during the tender pricing and savings/ additions to their tender sum, to be priced separately below and included within the tender submission.

Ref.	Value Engineering Change	Tender Document Ref.	Saving Offered	Compliance Risks Identified
1	Offer of an insulated render system to replace the existing Trespa in lieu of the aluminium cladding system proposed		£ 172,419.0	None, The render system would be compliant.
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				



**RICHARDSON ROOFING - WINTERTHUR WAY RE-CLADDING WORKS  
EMPLOYERS REQUIREMENTS AND PRICING DOCUMENT\_TENDER**

**FORM OF TENDER**

To: Ridge and Partners LLP  
Beaumont House  
59 High Street  
Theale  
Reading  
RG7 5AL

From: Richardson Facades  
.....  
Richardson House, Moor Lane, Staines upon Thames, Middlesex, TW19 6EQ  
.....  
.....

We have examined the following documents:

- Specifications listed in the Invitation to Tender;
- Pricing Document;
- The JCT Form and other Conditions of Contract specified in the Pricing Document;
- Pre-Construction Information

We offer to carry out the whole of the Works described in accordance with the documents referred to above;

for the sum of Two million seven hundred and forty four thousand five hundred and twenty five pounds and twenty pence  
£2,744,525.20

within .....2 weeks from acceptance of our tender, comprising a period of:

- .....16 weeks from acceptance to the Date of Possession and
- .....14 weeks from the Date of Possession to the Date for Completion.

For the purposes of the warranties and guarantee requirements mentioned in the Pricing Document, We have reviewed the contents of the Pricing Document and accept, without amendment, the wording set out in the appendices.

We enclose our fully priced document in the separate envelope provided and marked with our name.

We agree that if any obvious errors in pricing or errors in arithmetic are discovered in the priced document[s] before acceptance of this offer, they shall be dealt with in accordance with the Alternative 2 procedure set out in JCT Practice Note 6 - Main Contract Tendering, as specified in the Preliminary Enquiry.

We undertake in the event of your acceptance to execute with you a formal contract embodying all the conditions and terms contained in this offer within 21 days of being required to do so by the Employer.

This tender remains open for acceptance for 56 days from the latest date fixed for the submission of tenders.

We confirm that this tender is submitted at our expense and agree that the Employer need not necessarily accept the lowest or any other tender.



**FORM OF TENDER**

approximate amount of the tender was necessary to obtain insurance premium quotations required for the preparation of the tender.

- b. entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any tender to be submitted.
- c. offering or paying or giving or agreeing to pay or give any sum of money or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to any other tender or proposed tender for the said work any act or thing or sort described above.

In this certificate the word "person" includes any person any body or association, corporate or unincorporate and "any agreement or arrangement" includes any such transaction, formal or informal, and whether legally binding or not.

Signed by or on behalf of : Richardson Facades .....

Signature : .....  
duly authorised to sign

Position : Estimator

Date : 15th January 2021

Note: The completed form of tender together with the information requested must be received by Ridge at the above address no later than 12:00 hours on the date set out in the tender invitation.

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
<b>1.0</b>	<b>INTRODUCTION</b>			
<b>2.0</b>	<b>PRELIMINARIES</b>			
	The Contractor is to refer to the Preliminaries included in section 2 of this document, the Employers Requirements in section 3 as well as the preliminary items detailed in the VEMCO technical requirements found in section 4 of this document.			
<b>2.1</b>	<b>Main Contractor's Cost Items</b>			
	<ul style="list-style-type: none"> <li>Notwithstanding the conditions set out in the 'National Building Specification' guidelines and the 'Standard Method of Measurement' 7th Edition. The Contractor's general cost items are to be priced in accordance with the 'RICS New Rules of Measurement' volume 2, 1st edition, (RICS:NRM-2 v1).</li> <li>Costs relating to preliminaries items that are not specifically identified in the contractor's full and detailed breakdown shall be deemed to have no cost implications or have been included elsewhere within the contractor's rates and prices.</li> </ul>			
2.1.1	Site Accommodation			
	1 Site accommodation			24,000.00
	2 Temporary works in connection with site establishment			62,400.00
	3 IT systems			included
	4 Consumables and services			included
2.1.2	Site Records			
	1 Operation and maintenance manuals			1,950.00
	2 Compilation of health and safety file			included
	3 Provision of as built drawings			included
2.1.3	Project Specific Management and Staff			
	1 Project manager/director			52,500.00
	2 Construction manager/Supervisors			39,900.00
	3 Health and Safety manager/officer			15,000.00
	4 Resident Liaison Officer			included
	5 Planning/programming manager and staff			included
	6 Senior/managing quantity surveyor			8,400.00
	Total £			204,150.00
	Carried Forward £			
	8 Administrative staff			included

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
	9 Other management and staff			n/a
2.1.4	Visiting Management and Staff			
	1 Managing/regional directors and the like			included
	2 Quality manager			n/a
	3 Contracts/commercial manager			n/a
	4 Health and Safety Manager/Officer			included
	5 Other visiting management and staff			10,500.00
2.1.5	Extraordinary Support Costs			
	1 Other extraordinary support costs			n/a
	2 Day transport			n/a
	3 Personnel transport			n/a
	4 Temporary living accommodation			n/a
	5 Subsistence payments			n/a
	6 Out of Hours working			n/a
2.1.6	Site Facilities			
	1 Site accommodation			included
	2 Temporary works in connection with site establishment			included
	3 Furniture and equipment			included
	4 IT systems			included
	5 Consumables and services			included
	6 Brought-in services			included
	7 Sundries			2,100.00
2.1.7	Temporary Services			
	1 Temporary water supply			n/a
	2 Temporary gas supply			n/a
	3 Temporary electricity supply			1,050.00
	4 Temporary telecommunication systems			n/a
	5 Temporary drainage			n/a
2.1.8	Security			
	1 Security staff			n/a
	2 Security equipment			included
	3 Hoardings, fences and gates			included
Total £				13,650.00
Carried Forward £				
2.1.9	Safety and Environmental Protection			
	1 Safety programme			included
	2 Barriers and safety scaffolding			included

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
	3 Environmental protection measures			included
2.1.10	Control and Protection			
	1 Survey, inspections and monitoring			4,500.00
	2 Setting out			included
	3 Protection of works			15,000.00
	4 Samples			included
	5 Environmental control of building			included
2.1.11	Mechanical Plant			
	1 Generally			n/a
	2 Tower cranes			n/a
	3 Mobile cranes			n/a
	4 Hoists			30,000.00
	5 Access plant			n/a
	6 Concrete plant			n/a
	7 Other plant			n/a
2.1.12	Temporary Works			
	1 Access scaffolding			904,688.00
	2 Temporary works			included
2.1.13	Site Records			
	1 Photography			included
	2 Works records			450.00
2.1.14	Completion and Post-completion Requirements			
	1 Testing and commissioning plan			tba
	2 Handover			included
	3 Post-completion services			included
2.1.15	Cleaning			
	1 Site tidy			22,500.00
	2 Maintenance of roads, paths and paving's			included
	3 Building clean			5,625.00
Total £				982,763.00
Carried Forward £				
2.1.16	Fees and Charges			
	1 Rates on temporary accommodation			n/a
	2 Licences in connection with hoardings, scaffolding, gantries and the like			included

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
2.1.17	Temporary Works			
	1 Temporary works that are not specific to an element			12,750.00
2.1.18	Multi-service Gang			
	1 Ganger			n/a
	2 Labour			33,600.00
	3 Fork lift driver			n/a
	4 Service gang plant and transport			6,300.00
2.1.19	Insurance, Bonds, Guarantees and Warranties			
	1 Contractor's 'all risks' (CAR) insurance			tba
	2 Contractor's plant and equipment insurance			tba
	3 Temporary buildings insurance			tba
	4 Terrorism insurance			tba
	5 Other insurances in connection with the works			tba
2.1.20	Public Liability Insurance			
	1 Non-negligence insurance			attached
	2 Professional indemnity insurance			attached
2.1.21	Employer's (Main Contractor's) Liability Insurance			
	1 Management and staff, including administrative staff			attached
	2 Works operatives			tba
2.1.22	Other Insurances			
	1 Employer's loss of liquidated damages			tba
	2 Latent defects cover			tba
	3 Motor vehicles			tba
	4 Other insurances			tba
	5 Insurance premium tax (IPT)			tba
	6 Allowance for recovery of all or part of premium excess			tba
2.1.23	Performance Bond			21,000.00
2.1.24	Guarantees			included
	Total £			73,650.00
	Carried Forward £			

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
2.1.25	Warranties			
	1 Collateral warranties			
	2 Other warranties			included
2.1.26	Other items			
	1 State which items			
To Collection Page £				

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
<b>1.0</b>	<b>INTRODUCTION</b>			
<b>2.0</b>	<b>PRELIMINARIES</b>			
	The Contractor is to refer to the Preliminaries included in section 2 of this document, the Employers Requirements in section 3 as well as the preliminary items detailed in the VEMCO technical requirements found in section 4 of this document.			
<b>2.1</b>	<b>Main Contractor's Cost Items</b>			
	<ul style="list-style-type: none"> <li>Notwithstanding the conditions set out in the 'National Building Specification' guidelines and the 'Standard Method of Measurement' 7th Edition. The Contractor's general cost items are to be priced in accordance with the 'RICS New Rules of Measurement' volume 2, 1st edition, (RICS:NRM-2 v1).</li> <li>Costs relating to preliminaries items that are not specifically identified in the contractor's full and detailed breakdown shall be deemed to have no cost implications or have been included elsewhere within the contractor's rates and prices.</li> </ul>			
2.1.1	Site Accommodation			
	1 Site accommodation			24,000.00
	2 Temporary works in connection with site establishment			62,400.00
	3 IT systems			included
	4 Consumables and services			included
2.1.2	Site Records			
	1 Operation and maintenance manuals			1,950.00
	2 Compilation of health and safety file			included
	3 Provision of as built drawings			included
2.1.3	Project Specific Management and Staff			
	1 Project manager/director			52,500.00
	2 Construction manager/Supervisors			39,900.00
	3 Health and Safety manager/officer			15,000.00
	4 Resident Liaison Officer			included
	5 Planning/programming manager and staff			included
	6 Senior/managing quantity surveyor			8,400.00
	Total £			204,150.00
	Carried Forward £			
	8 Administrative staff			included

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
	9 Other management and staff			n/a
2.1.4	Visiting Management and Staff			
	1 Managing/regional directors and the like			included
	2 Quality manager			n/a
	3 Contracts/commercial manager			n/a
	4 Health and Safety Manager/Officer			included
	5 Other visiting management and staff			10,500.00
2.1.5	Extraordinary Support Costs			
	1 Other extraordinary support costs			n/a
	2 Day transport			n/a
	3 Personnel transport			n/a
	4 Temporary living accommodation			n/a
	5 Subsistence payments			n/a
	6 Out of Hours working			n/a
2.1.6	Site Facilities			
	1 Site accommodation			included
	2 Temporary works in connection with site establishment			included
	3 Furniture and equipment			included
	4 IT systems			included
	5 Consumables and services			included
	6 Brought-in services			included
	7 Sundries			2,100.00
2.1.7	Temporary Services			
	1 Temporary water supply			n/a
	2 Temporary gas supply			n/a
	3 Temporary electricity supply			1,050.00
	4 Temporary telecommunication systems			n/a
	5 Temporary drainage			n/a
2.1.8	Security			
	1 Security staff			n/a
	2 Security equipment			included
	3 Hoardings, fences and gates			included
Total £				13,650.00
Carried Forward £				
2.1.9	Safety and Environmental Protection			
	1 Safety programme			included
	2 Barriers and safety scaffolding			included

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
	3 Environmental protection measures			included
2.1.10	Control and Protection			
	1 Survey, inspections and monitoring			4,500.00
	2 Setting out			included
	3 Protection of works			15,000.00
	4 Samples			included
	5 Environmental control of building			included
2.1.11	Mechanical Plant			
	1 Generally			n/a
	2 Tower cranes			n/a
	3 Mobile cranes			n/a
	4 Hoists			30,000.00
	5 Access plant			n/a
	6 Concrete plant			n/a
	7 Other plant			n/a
2.1.12	Temporary Works			
	1 Access scaffolding			904,688.00
	2 Temporary works			included
2.1.13	Site Records			
	1 Photography			included
	2 Works records			450.00
2.1.14	Completion and Post-completion Requirements			
	1 Testing and commissioning plan			tba
	2 Handover			included
	3 Post-completion services			included
2.1.15	Cleaning			
	1 Site tidy			22,500.00
	2 Maintenance of roads, paths and paving's			included
	3 Building clean			5,625.00
Total £				982,763.00
Carried Forward £				
2.1.16	Fees and Charges			
	1 Rates on temporary accommodation			n/a
	2 Licences in connection with hoardings, scaffolding, gantries and the like			included

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
2.1.17	Temporary Works			
	1 Temporary works that are not specific to an element			12,750.00
2.1.18	Multi-service Gang			
	1 Ganger			n/a
	2 Labour			33,600.00
	3 Fork lift driver			n/a
	4 Service gang plant and transport			6,300.00
2.1.19	Insurance, Bonds, Guarantees and Warranties			
	1 Contractor's 'all risks' (CAR) insurance			tba
	2 Contractor's plant and equipment insurance			tba
	3 Temporary buildings insurance			tba
	4 Terrorism insurance			tba
	5 Other insurances in connection with the works			tba
2.1.20	Public Liability Insurance			
	1 Non-negligence insurance			attached
	2 Professional indemnity insurance			attached
2.1.21	Employer's (Main Contractor's) Liability Insurance			
	1 Management and staff, including administrative staff			attached
	2 Works operatives			tba
2.1.22	Other Insurances			
	1 Employer's loss of liquidated damages			tba
	2 Latent defects cover			tba
	3 Motor vehicles			tba
	4 Other insurances			tba
	5 Insurance premium tax (IPT)			tba
	6 Allowance for recovery of all or part of premium excess			tba
2.1.23	Performance Bond			21,000.00
2.1.24	Guarantees			included
	Total £			73,650.00
	Carried Forward £			

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
2.1.25	Warranties			
	1 Collateral warranties			
	2 Other warranties			included
2.1.26	Other items			
	1 State which items			
To Collection Page £				

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
<b>3.0</b>	<b>EMPLOYER'S REQUIREMENTS</b>	
	<p>The following schedule is indicative only and does not constitute a full scope of the works for the project. The Contractor will be required to undertake a site visit, complete all necessary measurements on site and prepare a full design for the replacement cladding and balcony decking.</p> <p>The schedule has been prepared in order for a detailed cost breakdown to be provided, to aid in the assessment of the tenders and to assist in the preparation of interim payments.</p> <p>The Contractor is to take responsibility for the schedule and is to ensure its completeness with regards to the proposed scope of works as defined within the Tender Documents.</p> <p>The Contractor is to add items to the schedule as necessary in order to provide a definitive costing for the proposed works.</p> <p>All items contained within the schedule must be individually priced wherever possible and items should not be grouped together quoting lump sum prices. Where an item is not individually priced, it shall be marked 'included' or 'not applicable' as appropriate.</p> <p>The Contractor must ensure that all sections of this document have been read and understood prior to completing the Contract Sum Analysis. In addition, a site visit must have been carried out.</p> <p>The costs inserted below are for all three blocks, Elm, Holly and Cherry.</p>	
<b>3.1</b>	<b>Scope of Design Works</b>	
<b>3.1.1</b>	<b>Survey of the cladding.</b>	
	Existing plan and elevations.	included
	Setting out drawings.	included
	Detailed drawings of proposed new cladding and fixings.	included
	Detailed drawings of proposed new insulation.	included
	NBS Materials and Workmanship for all elements in Contractor's Deign.	included
	Works Specification for all Contractor's Design elements to include all relevant standards coverings, cladding panels, fixings and insulation.	51,000.00
	Full drawing package for the replacement decking to the balconies.	included

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
	Structural drawings / calculations to confirm the proposed cladding and balcony decking material are suitable for the existing structure and account for wind loads and any other loads imposed on these items.	7,500.00
<b>3.1.2</b>	<b>Statutory Approvals</b>	
	Building Regulation Approvals (preparation of drawings and submission)	tbd
	Planning Approvals (include cost should this be required)	tbd
<b>3.2</b>	<b>Strip Out (Cladding)</b>	
	Allow to take down and store any existing fixings affixed to the cladding and include for their reinstatement upon completion of the re-cladding works.	37,200.00
	The objective is the safe and efficient removal and disposal of existing cladding materials (exterior panels and insulation), side rails and fixings. Carefully remove existing combustible cladding material (i.e. Trespa HPL and any other combustible cladding) from the external leaf of the top two storeys of each of the three blocks. In line with demolition/removal items in SPEC 1, dispose of all unwanted material and recycle where possible (including fixings and side rails that will not be required in the new installation).	98,625.00
<b>3.3</b>	<b>Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical Requirements in Section 4 of this document</b>	
	The objective is to appropriately install a replacement side rails within the external walls of the top two storeys of each of the three blocks.	
	Remove zinc panels and store on site. Remove all existing combustible insulation from behind vertical zinc panels.	included
	Install all side rails, mid rails, purlins, cleats and fixings as per section 2.4 of the Vemco Technical Requirements in Section 4 of this document.	included
	As per section 2.5 of the Vemco Technical Requirements in Section 4 of this document allow to supply and install the replacement cladding system to the top two storeys of each of the three blocks.	658,507.20
	Insert costs for any adaptations required to existing rainwater goods.	2,100.00

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
<b>3.4</b>	<b>Removal and Replacement of Balcony Decking</b>	
	The objective is the removal of all combustible balcony decking and replacement with material achieving classification A2-s1, d0 or better.	included
	Remove and dispose of the existing timber decking to the balcony areas of all blocks to include all joists, supports and fixings.	13,990.00
	As per section 2.6 of the Vemco Technical Requirements in Section 4 of this document, allow to supply and install replacement decking material to include all fixings, supports and to be installed strictly in line with the manufacturers recommendations. Include for any necessary drainage works or adapting existing drainage routes.	454,675.00
	Allow to undertake external cleaning of the facades to the area of all the balconies, ensuring that the exterior of a building is clear of any dirt, grime, stains, and pollutants. (The contractor is to propose a method that will not damage the surface of the facade).	included
	Allow replacement Fire Barriers, to floors, compartments and around reveals.	75,615.00
	Re-install items - soffit materials, Glass Balustrades, parapet Cappings	71,100.00
<b>4.0</b>	<b>MAIN CONTRACTOR OVERHEADS AND PROFIT</b>	
	Add a percentage to cover all Main Contractor overheads and profits based on the value of this tender Submission. The percentage is to allow for all adjustments to the net value of work (including Main Contractor Discount). No other adjustments shall apply.	
	.....	

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
	To Collection Page £	1,470,312.20

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
<b>5.0</b>	<b>GENERAL COLLECTION</b>	
	1. Introduction	
	2. Preliminaries	<b>1,274,213.00</b>
	3. Employer's Requirements	<b>1,470,312.20</b>
	4. Main Contractor Overheads and Profit	<b>included</b>
<b>Total to be carried forward to the Form of Tender £</b>		<b>2,744,525.20</b>

# Employers Requirements

## Winterthur Way - Re-Cladding



### C. STATEMENT OF COMPLIANCE WITH ER'S

I/ we hereby confirm that our Contractor's Proposals hereby comply in every respect with the Employer's Requirements, save in respect of those items scheduled below. We agree that in the event of any discrepancy being subsequently identified between the Contractor's Proposals and the Employer's Requirements, the Employer's Requirements shall prevail without adjustment to the Contract Sum or the Date of Completion, unless the discrepancy is identified below in which case the Contractor's Proposals shall prevail.

Signed by or on behalf of: Richardson Roofing Co Limited

Signature: \_\_\_\_\_

Position: Estimator

Date: 15th January 2021

#### Schedule of Discrepancies

Employer's Requirements Item and Description	Alternative included in the Contractor's Proposals

**D. VALUE ENGINEERING SCHEDULE**

The following are options provided by the Contractor during the tender pricing and savings/ additions to their tender sum, to be priced separately below and included within the tender submission.

Ref.	Value Engineering Change	Tender Document Ref.	Saving Offered	Compliance Risks Identified
1				
2				
3				
4				
5				
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7				
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9				
10				
11				
12				





**FORM OF TENDER**

To: Ridge and Partners LLP  
Beaumont House  
59 High Street  
Theale  
Reading  
RG7 5AL

From: Green Facades Ltd  
371 Woolwich Road  
Greenwich  
SE7 7AJ

We have examined the following documents:

- Specifications listed in the Invitation to Tender;
- Pricing Document;
- The JCT Form and other Conditions of Contract specified in the Pricing Document;
- Pre-Construction Information

We offer to carry out the whole of the Works described in accordance with the documents referred to above;

for the sum of £ three million and ninety-two thousand, eight hundred and five pounds, three pence (in words)

£ 3,092,805.03

within 46 weeks from acceptance of our tender, comprising a period of:

- 4 weeks from acceptance to the Date of Possession and
- 42 weeks from the Date of Possession to the Date for Completion.

For the purposes of the warranties and guarantee requirements mentioned in the Pricing Document, We have reviewed the contents of the Pricing Document and accept, without amendment, the wording set out in the appendices.

We enclose our fully priced document in the separate envelope provided and marked with our name.

We agree that if any obvious errors in pricing or errors in arithmetic are discovered in the priced document[s] before acceptance of this offer, they shall be dealt with in accordance with the Alternative 2 procedure set out in JCT Practice Note 6 - Main Contract Tendering, as specified in the Preliminary Enquiry.

We undertake in the event of your acceptance to execute with you a formal contract embodying all the conditions and terms contained in this offer within 21 days of being required to do so by the Employer.



**FORM OF TENDER**

This tender remains open for acceptance for 56 days from the latest date fixed for the submission of tenders.

We confirm that this tender is submitted at our expense and agree that the Employer need not necessarily accept the lowest or any other tender.

I/We confirm the following Principle Domestic Sub Contractors will be employed on this project. I/We confirm their sub contract tenders have been used within our tender and, where necessary, all these domestic sub contractors have accepted the wording of

Our list of proposed sub-contractors are;

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**FORM OF TENDER**

**Certificate of Bona Fide Tender**

The essence of selective tendering is that the client shall receive bona fide competitive tenders from all those tendering. In recognition of the principle, I certify that this is a bona fide tender, intended to be competitive, and that we have not fixed or adjusted the amount of the tender by or under or in accordance with any agreement or arrangement with any other person. I also certify that we have not done and we undertake that will not do at any time before the hour and date specified for return of this tender any of the following acts:-

- a. Communication to a person other than the person calling for those tenders the amount or approximate amount of the proposed tender, except where the disclosure, in confidence, of the approximate amount of the tender was necessary to obtain insurance premium quotations required for the preparation of the tender.
- b. entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any tender to be submitted.
- c. offering or paying or giving or agreeing to pay or give any sum of money or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to any other tender or proposed tender for the said work any act or thing or sort described above.

In this certificate the word "person" includes any person any body or association, corporate or unincorporate and "any agreement or arrangement" includes any such transaction, formal or informal, and whether legally binding or not.

Signed by or on  
behalf of : Bledi Pashollari



Signature : .....  
duly authorised to sign

Position : Managing Director

Date : 14th January 2021

Note: The completed form of tender together with the information requested must be received by

**Employers Requirements**  
Winterthur Way - Re-Cladding



**FORM OF TENDER**

Ridge at the above address no later than 12:00 hours on the date set out in the tender invitation.

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
<b>1.0</b>	<b>INTRODUCTION</b>			
<b>2.0</b>	<b>PRELIMINARIES</b>			
	The Contractor is to refer to the Preliminaries included in section 2 of this document, the Employers Requirements in section 3 as well as the preliminary items detailed in the VEMCO technical requirements found in section 4 of this document.			
<b>2.1</b>	<b>Main Contractor's Cost Items</b>			
	<ul style="list-style-type: none"> <li>Notwithstanding the conditions set out in the 'National Building Specification' guidelines and the 'Standard Method of Measurement' 7th Edition. The Contractor's general cost items are to be priced in accordance with the 'RICS New Rules of Measurement' volume 2, 1st edition, (RICS:NRM-2 v1).</li> <li>Costs relating to preliminaries items that are not specifically identified in the contractor's full and detailed breakdown shall be deemed to have no cost implications or have been included elsewhere within the contractor's rates and prices.</li> </ul>			
2.1.1	Site Accommodation			
	1 Site accommodation	22,123.13		22,123.13
	2 Temporary works in connection with site establishment	2,156.00		2,156.00
	3 IT systems	1,225.00		1,225.00
	4 Consumables and services	11,392.50		11,392.50
2.1.2	Site Records			
	1 Operation and maintenance manuals	5,075.18		5,075.18
	2 Compilation of health and safety file	3,439.80		3,439.80
	3 Provision of as built drawings		Included in CSA 2	
2.1.3	Project Specific Management and Staff			
	1 Project manager/director	68,906.25		68,906.25
	2 Construction manager/Supervisors	46,856.25		46,856.25
	3 Health and Safety manager/officer	4,685.63		4,685.63
	4 Resident Liaison Officer	14,056.88		14,056.88
	5 Planning/programming manager and staff			-
	6 Senior/managing quantity surveyor	13,781.25		13,781.25
	Total £			193,697.86
	Carried Forward £			193,697.86
	8 Administrative staff			
	9 Other management and staff	55,125.00		55,125.00
2.1.4	Visiting Management and Staff			
	1 Managing/regional directors and the like	7,656.25		7,656.25
	2 Quality manager			
	3 Contracts/commercial manager			
	4 Health and Safety Manager/Officer			



**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
2.1.11	Mechanical Plant			
	1 Generally			
	2 Tower cranes			
	3 Mobile cranes			
	4 Hoists	58,800.00		58,800.00
	5 Access plant	1,960.00		1,960.00
	6 Concrete plant			
	7 Other plant			
2.1.12	Temporary Works			
	1 Access scaffolding	388,230.68		388,230.68
	2 Temporary works			
2.1.13	Site Records			
	1 Photography	12,403.13		12,403.13
	2 Works records		Included above	
2.1.14	Completion and Post-completion Requirements			
	1 Testing and commissioning plan	11,327.58		11,327.58
	2 Handover		Included above	
	3 Post-completion services		Included above	
2.1.15	Cleaning			
	1 Site tidy	3,062.50		3,062.50
	2 Maintenance of roads, paths and paving's	6,019.34		6,019.34
	3 Building clean	7,350.00		7,350.00
	Total £			689,559.40
	Carried Forward £			1,023,214.73
2.1.16	Fees and Charges			
	1 Rates on temporary accommodation			
	2 Licences in connection with hoardings, scaffolding, gantries and the like		Included with scaffold	
2.1.17	Temporary Works			
	1 Temporary works that are not specific to an element			
2.1.18	Multi-service Gang			
	1 Ganger			
	2 Labour			
	3 Fork lift driver			
	4 Service gang plant and transport			
2.1.19	Insurance, Bonds, Guarantees and Warranties			
	1 Contractor's 'all risks' (CAR) insurance	4,966.15		4,966.15
	2 Contractor's plant and equipment insurance		included in CAR	
	3 Temporary buildings insurance			
	4 Terrorism insurance	3,130.76		3,130.76
	5 Other insurances in connection with the works			

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
2.1.20	Public Liability Insurance			
	1 Non-negligence insurance			
	2 Professional indemnity insurance	40,984.83		40,984.83
2.1.21	Employer's (Main Contractor's) Liability Insurance			
	1 Management and staff, including administrative staff			
	2 Works operatives			
2.1.22	Other Insurances			
	1 Employer's loss of liquidated damages			
	2 Latent defects cover			
	3 Motor vehicles		included	
	4 Other insurances			
	5 Insurance premium tax (IPT)		included	
	6 Allowance for recovery of all or part of premium excess			
2.1.23	Performance Bond	Not included as per clause 7.3.1		
2.1.24	Guarantees	Not included as per clause 7.3.1		
	Total £			
	Carried Forward £			

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Fixed £	Time Related £	Total £
2.1.25	Warranties			
	1 Collateral warranties			
	2 Other warranties			
2.1.26	Other items			
	1 State which items			
				49,081.73
	To Collection Page £			1,072,296.46

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
<b>3.0</b>	<b>EMPLOYER'S REQUIREMENTS</b>	
	<p>The following schedule is indicative only and does not constitute a full scope of the works for the project. The Contractor will be required to undertake a site visit, complete all necessary measurements on site and prepare a full design for the replacement cladding and balcony decking.</p> <p>The schedule has been prepared in order for a detailed cost breakdown to be provided, to aid in the assessment of the tenders and to assist in the preparation of interim payments.</p> <p>The Contractor is to take responsibility for the schedule and is to ensure its completeness with regards to the proposed scope of works as defined within the Tender Documents.</p> <p>The Contractor is to add items to the schedule as necessary in order to provide a definitive costing for the proposed works.</p> <p>All items contained within the schedule must be individually priced wherever possible and items should not be grouped together quoting lump sum prices. Where an item is not individually priced, it shall be marked 'included' or 'not applicable' as appropriate.</p> <p>The Contractor must ensure that all sections of this document have been read and understood prior to completing the Contract Sum Analysis. In addition, a site visit must have been carried out.</p> <p>The costs inserted below are for all three blocks, Elm, Holly and Cherry.</p>	
<b>3.1</b>	<b>Scope of Design Works</b>	
<b>3.1.1</b>	<b>Survey of the cladding.</b>	
	Existing plan and elevations.	3,150.00
	Setting out drawings.	6,750.00
	Detailed drawings of proposed new cladding and fixings.	8,100.00
	Detailed drawings of proposed new insulation. <span style="color: green;">Not applicable, insulation to remain as per Vemco Fire Report - 1.2.3</span>	
	NBS Materials and Workmanship for all elements in Contractor's Design.	2,700.00
	Works Specification for all Contractor's Design elements to include all relevant standards coverings, cladding panels, fixings and insulation.	1,350.00

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
	Full drawing package for the replacement decking to the balconies.	2,700.00
	Structural drawings / calculations to confirm the proposed cladding and balcony decking material are suitable for the existing structure and account for wind loads and any other loads imposed on these items.	12,168.00
<b>3.1.2</b>	<b>Statutory Approvals</b>	
	Building Regulation Approvals (preparation of drawings and submission)	16,472.00
	Planning Approvals (include cost should this be required)	21,252.00
<b>3.2</b>	<b>Strip Out (Cladding)</b>	
	Allow to take down and store any existing fixings affixed to the cladding and include for their reinstatement upon completion of the re-cladding works.	
	The objective is the safe and efficient removal and disposal of existing cladding materials (exterior panels and insulation), side rails and fixings. Carefully remove existing combustible cladding material (i.e. Trespa HPL and any other combustible cladding) from the external leaf of the top two storeys of each of the three blocks. In line with demolition/removal items in SPEC 1, dispose of all unwanted material and recycle where possible (including fixings and side rails that will not be required in the new installation). <i>All insulation and rails to be retained.</i>	68,301.25
	To install new A2 rated panels to existing subframe retaining all insulation , flashings and subframe.	523,957.50
	To install compartmental fire breaks to cladding zones, 60 minute rating, cavity size not exceeding 200mm. No allowance has been made for fire breaks to openings as per Vemco report.	118,274.65
<b>3.3</b>	<b>Scope of Works (Cladding) Please refer to pages 8-14 of Vemco Technical Requirements in Section 4 of this document</b>	
	The objective is to appropriately install a replacement side rails within the external walls of the top two storeys of each of the three blocks.	
	Remove zinc panels and store on site. Remove all existing combustible insulation from behind vertical zinc panels.	34,358.36
	Install all side rails, mid rails, purlins, cleats and fixings as per section 2.4 of the Vemco Technical Requirements in Section 4 of this document.	65,798.62

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
	As per section 2.5 of the Vemco Technical Requirements in Section 4 of this document allow to supply and install the replacement cladding system to the top two storeys of each of the three blocks.	261,688.35
	Insert costs for any adaptations required to existing rainwater goods.	7,537.50
	Removal/reinstallation of any vents (Existing) within the cladding zone	4,267.00

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
<b>3.4</b>	<b>Removal and Replacement of Balcony Decking</b>	
	The objective is the removal of all combustible balcony decking and replacement with material achieving classification A2-s1, d0 or better.	
	Remove and dispose of the existing timber decking to the balcony areas of all blocks to include all joists, supports and fixings.	81,377.49
	As per section 2.6 of the Vemco Technical Requirements in Section 4 of this document, allow to supply and install replacement decking material to include all fixings, supports and to be installed strictly in line with the manufacturers recommendations. Include for any necessary drainage works or adapting existing drainage routes.	723,338.01
	Allow to undertake external cleaning of the facades to the area of all the balconies, ensuring that the exterior of a building is clear of any dirt, grime, stains, and pollutants. (The contractor is to propose a method that will not damage the surface of the facade).	56,967.84
<b>4.0</b>	<b>MAIN CONTRACTOR OVERHEADS AND PROFIT</b>	
	Add a percentage to cover all Main Contractor overheads and profits based on the value of this tender Submission. The percentage is to allow for all adjustments to the net value of work (including Main Contractor Discount). No other adjustments shall apply.	
	.....	
To Collection Page £		2,020,508.57

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
<b>5.0</b>	<b>GENERAL COLLECTION</b>	
	1. Introduction	
	2. Preliminaries	<b>1,072,296.46</b>
	3. Employer's Requirements	<b>2,020,508.57</b>
	4. Main Contractor Overheads and Profit	<b>Allowed within rates, 15% OHP, 3% Risk allowance</b>

**B. CONTRACT SUM ANALYSIS**

Ref.	Description	Total £
<b>Total to be carried forward to the Form of Tender £</b>		<b>3,092,805.03</b>

# Employers Requirements

Winterthur Way - Re-Cladding

## C. STATEMENT OF COMPLIANCE WITH ER'S

I/ we hereby confirm that our Contractor's Proposals hereby comply in every respect with the Employer's Requirements, save in respect of those items scheduled below. We agree that in the event of any discrepancy being subsequently identified between the Contractor's Proposals and the Employer's Requirements, the Employer's Requirements shall prevail without adjustment to the Contract Sum or the Date of Completion, unless the discrepancy is identified below in which case the Contractor's Proposals shall prevail.

Signed by or on behalf of: Bledi Pashollari 

Signature: .....

Position: MD

Date: 14/01/2021

### Schedule of Discrepancies

Employer's Requirements Item and Description	Alternative included in the Contractor's Proposals



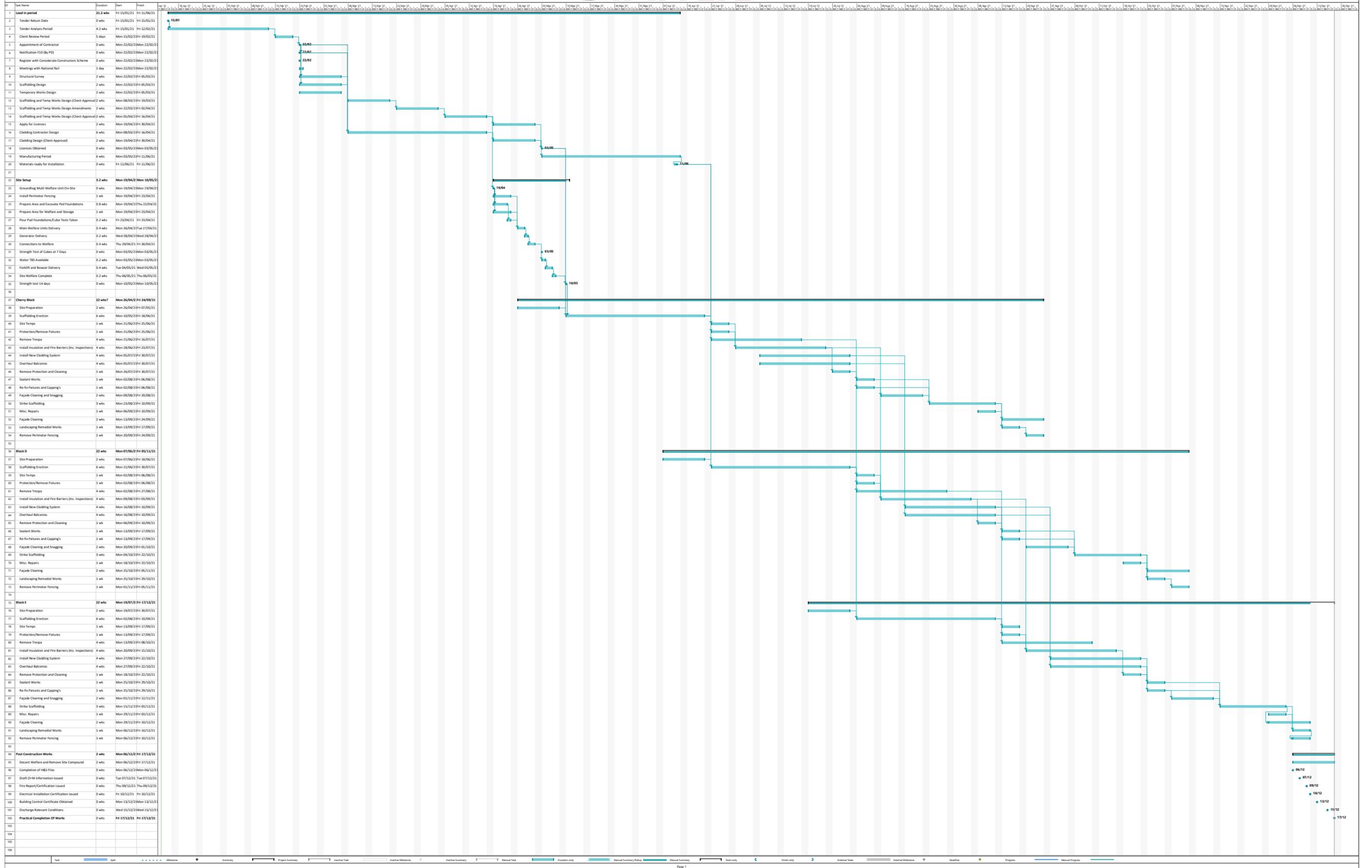
**D. VALUE ENGINEERING SCHEDULE**

The following are options provided by the Contractor during the tender pricing and savings/ additions to their tender sum, to be priced separately below and included within the tender submission.

Ref.	Value Engineering Change	Tender Document Ref.	Saving Offered	Compliance Risks Identified
1				
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**APPENDIX C**

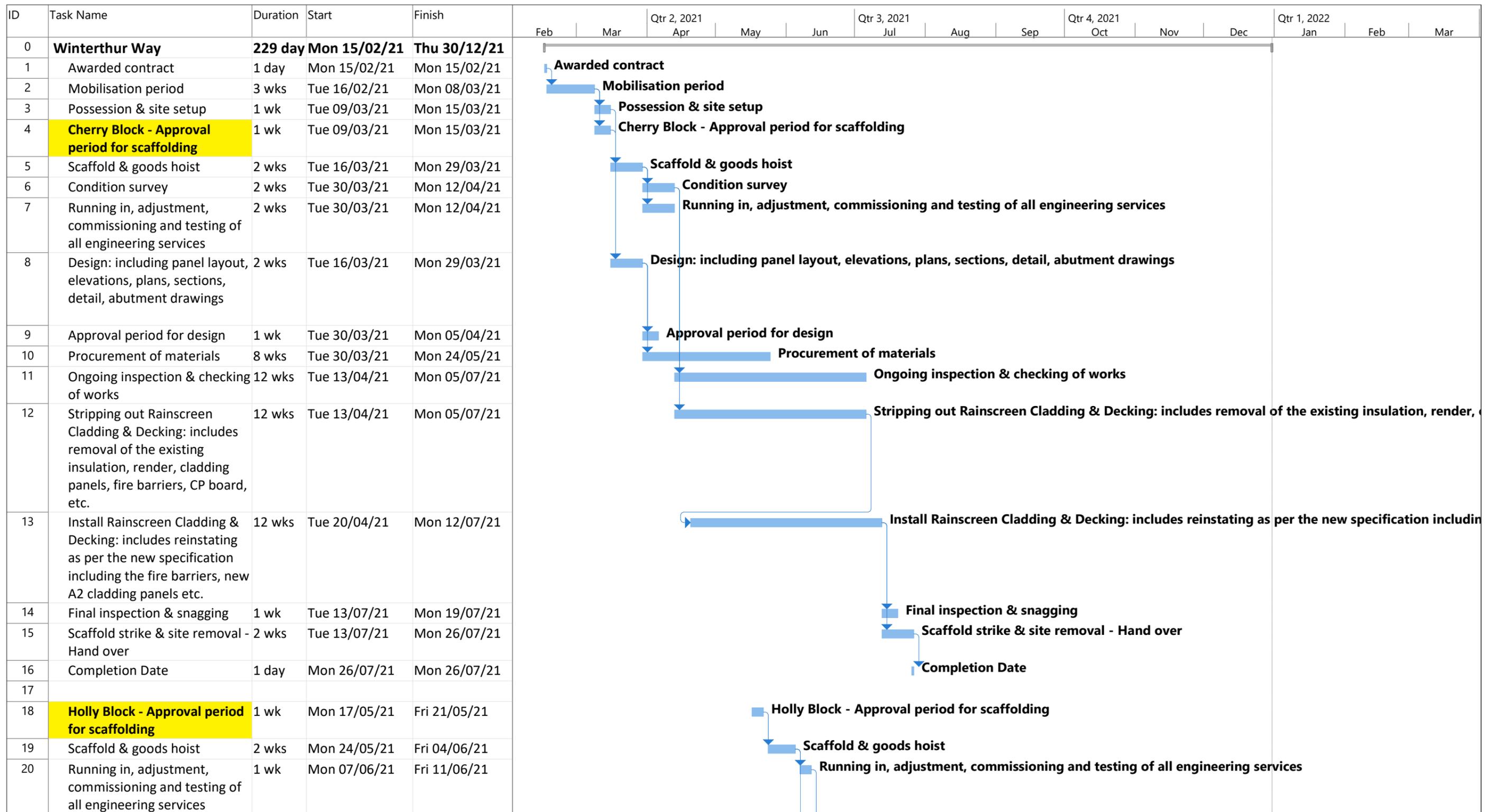
**STANLIL CONTRACTS LIMITED PROVISIONAL PROGRAMME (AS TENDERED  
- EXTERNAL ACCESS)**



**GREEN FACARDS\_WINTERTHUR WAY - MASTER PROJECT GANNT CHART**

**GREEN FACARDS PROVISIONAL PROGRAMME (AS TENDERED – EXTERNAL ACCESS)**

**GREEN FACARDS\_WINTERTHUR WAY - MASTER PROJECT GANNT CHART**



Date: Thu 14/01/21  
Project: Winterthur Way

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			





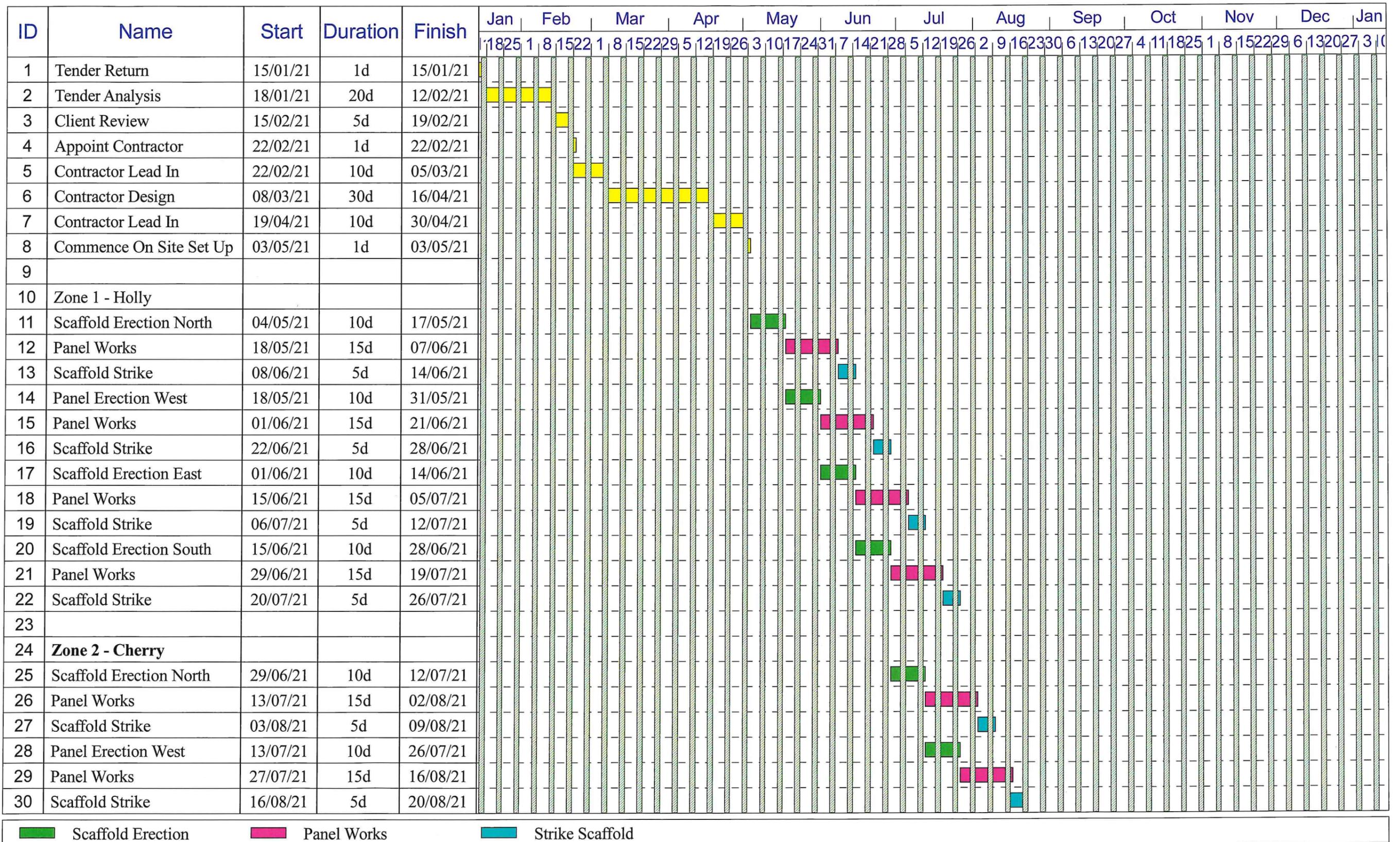


**RICHARDSON ROOFING PROVISIONAL PROGRAMME (AS TENDERED -  
EXTERNAL ACCESS)**

**RICHARDSON ROOFING\_PROGRAMME**

# Winterthur Way, Basingstoke

## Proposed Programme







**APPENDIX D - FIRE CONSULTANT APPRAISAL OF TENDER DOCUMENTS**



Assessment	Tender 1 – Commentary Stanlil Contractors	Tender 1 Score	Tender 2 – Commentary Richardson Façades	Tender 2 Score	Tender 3 – Commentary Green Façades	Tender 3 Score
<b>Programme 30%</b>	<ul style="list-style-type: none"> <li>H&amp;SP Method statement 15-01-21 Section 3.1 Sequence of events provided with timings. Gant chart also provided on separate document showing the sequence and timing of the principal parts of the Works and periods for planning and design.</li> <li>Summary of constraints given at section 5.1.</li> <li>Traffic management plan included.</li> </ul>	4	<ul style="list-style-type: none"> <li>a summary showing the sequence and timing of the principal parts of the Works and periods is provided in a document called Program. Summary provided in a Word document. <b>Neither are very detailed.</b></li> <li><b>Contractor has not itemised any work which is to be excluded.</b></li> <li>No traffic management plan included</li> </ul>	3	<ul style="list-style-type: none"> <li>Summary of sequencing of principal parts of the works is given a document entitled Method Statement. However, no timings are provided. Gantt chart also provided on separate document (entitled Mast Project Gantt chart) showing the sequence and timing of the principal parts of the Works and periods for planning and design.</li> <li><b>Contractor has not itemised any work which is to be excluded.</b></li> <li>A few words broadly describing a Traffic management plan included, but nothing specific.</li> </ul>	3
<b>Method statements 30%</b>	<ul style="list-style-type: none"> <li>Site operating procedures covering Covid, travel to work, site access and egress, work planning to avoid close working, first aid and emergency response. These are generic procedures.</li> <li>Specific procedures relating to the works detailed in H&amp;SP Method statement 15-01-21. Includes traffic management into and around the site,</li> <li><b>No alternative time proposals.</b></li> <li>Date for Completion: 17/12/21 i.e. 42 weeks</li> </ul>	4	<ul style="list-style-type: none"> <li>Generic procedures given in Sections 14 to 16 of the Sample Quality Plan. <b>Limited detail of all relevant activities in line with Employers Requirements.</b></li> <li><b>No alternative time proposals</b></li> <li>Date for Completion: Approx 15/11/21 based on reading Programme document</li> </ul>	3	<ul style="list-style-type: none"> <li>In the document named Construction Management Plan, there is an overview of the works procedure, general notes on Highways legislation, waste removal. There are some general comments about such as noise and hours of working, vibration, special precautions for asbestos and dust.</li> <li><b>No alternative time proposals</b></li> <li>Date for Completion: Approx 08/01/22 based on reading Programme document</li> </ul>	3
<b>Design Proposal Information 5%:</b>	<ul style="list-style-type: none"> <li>Details of procedures for purchasing materials provided in document named Purchasing (Materials) 2020.</li> <li>Dri rainscreen - Kingspan BS 8414 tested façade system</li> <li><b>Fassa Bortolo does not appear to be an acceptable solution as it contains an</b></li> </ul>	3	<ul style="list-style-type: none"> <li>Vista Decking System is compliant</li> <li>Rockpanel cladding system class A2.</li> <li>Siderise cavity barriers are compliant</li> <li>Breather membrane Class A</li> </ul>	4	<ul style="list-style-type: none"> <li>Vista Decking System is compliant</li> <li>Vitradual rainscreen cladding in drawing number AMV-GFL-F4-04-DDRS-C-401_Rev A appears to be aluminium and will therefore be compliant</li> </ul>	4

	<p>EPS?? though FassaTherm appear to be a Class A1 product.</p> <ul style="list-style-type: none"> <li>did not see materials for decking materials</li> </ul>					
<b>Quality control resource statement</b>	<ul style="list-style-type: none"> <li>H&amp;SP Method statement 15-01-21 describes the proposed organisation and resources to control the quality of the Works</li> <li>QA staff: Identify in the statement the number and type of staff responsible for quality control, provided, but no details of their qualifications</li> </ul>	3	<ul style="list-style-type: none"> <li>QA staff - the number and type of staff responsible for quality control detailed in the Sample Quality plan document. Refers to head office, so unclear if this relates to those engaged on site</li> <li>CVs provided for 4 staff. 1 with BTech in building studies, 1 with BTech in Engineering and BTech in Construction, 1 with BSc Hons in Building Management, 1 with HNC building studies</li> </ul>	2	<ul style="list-style-type: none"> <li>No detail of QA staff - the number and type of staff responsible for quality control</li> <li>CVs provided for 3 staff in document entitled Skills and Training Policy. 1 with BSc (Hons) Architecture, Design &amp; Technology (CIAT accredited); BSc Architecture (ARB accredited). 1 with MSc Civil Engineering, 1 with HND Quantity surveying ongoing. Other staff have qualifications less applicable to construction and more applicable to finance and/or administration.</li> </ul>	2
<b>Health and safety information 10%:</b>	<p>Comprehensive H&amp;S policy</p> <ul style="list-style-type: none"> <li>health and safety policy documents, including risk assessment procedures has been well documented. Procedures and guidelines well documented in an 86 page document. CDM responsibilities also covered. Reasonably well-developed risk management policy outlining simple procedure for staff in 6 simple steps.</li> <li>Records: Accident and sickness records for the past five years unknown</li> <li>Training: Records of training and training policy unknown</li> <li>Personnel: The proposed number and type of staff responsible for health and safety provided in H&amp;SP Method statement 15-01-21</li> </ul>	4	<ul style="list-style-type: none"> <li>Records: Accident and sickness records over 3 years in document named RIDDOR 2017-2019 Summary. Does not cover 5 years.</li> <li>Training: Records of training and training policy unknown</li> <li>health and safety policy documents, including risk assessment procedures has not been provided.</li> <li>Section 13 of the Sample Quality Plan references who will carry out audits on H&amp;S. The proposed number and type of staff responsible for health and safety is missing.</li> </ul>	2	<ul style="list-style-type: none"> <li>Records: Accident and sickness records over 4 years in document named RIDDOR 2017-2019 Summary. Does not cover 5 years. No adverse RIDDOR history.</li> <li>Generic document on skills and training policy. Training: Records of training and training policy unknown</li> <li>In a document entitled Key Personnel Work Experience With Case Studies, the proposed staff and their range of responsibilities are given, but no mention of anyone with responsibility for H&amp;S. Safety is mentioned generically in the method statement.</li> </ul>	2

<p><b>Outline construction phase health and safety plan 10%:</b></p>	<ul style="list-style-type: none"> <li>H&amp;SP Method statement 15-01-21 section 12.0 describes Global assessment of risks to the project in table form. Procedures for carrying out risk assessment and for managing and controlling the risk.</li> <li>Management system: In H&amp;SP Method statement 15-01-21 details of the proposed management structure, responsibilities and arrangements for issuing health and safety directions.</li> <li>Section 13.0 of H&amp;SP Method statement 15-01-21 explains that a suppliers risk assessment register will be maintained for the safe system of works undertaken by their subcontractors and suppliers</li> <li>Section 21.0 of H&amp;SP Method statement 15-01-21 details emergency procedures including those for fire prevention and escape and recording arrangements for ensuring that accidents, illness and dangerous occurrences are recorded</li> </ul>	5	<ul style="list-style-type: none"> <li>Very little detail on risk assessment:</li> <li>Generic risk assessment of activities in Section 26 of the Sample Quality Plan, but no detail on procedures for carrying out risk assessment and for managing and controlling the risk.</li> <li>No real detail on, responsibilities and arrangements for issuing health and safety directions.</li> <li>Section 12 of the Sample Quality Plan provides very little information on procedure for ensuring competency of other contractors.</li> <li>Some information on Emergency: Procedures including those for fire prevention and escape.</li> <li>Some information on arrangements for ensuring that accidents, illness and dangerous occurrences are recorded.</li> <li>No information on personnel: Procedures for ensuring that persons on site have received relevant health and safety information and training.</li> <li>No information on monitoring: to ensure compliance with site rules, selection and management procedures.</li> </ul>	3	<ul style="list-style-type: none"> <li>No detail on risk assessment:</li> <li>no detail on procedures for carrying out risk assessment and for managing and controlling the risk.</li> <li>No real detail on, responsibilities and arrangements for issuing health and safety directions.</li> <li>No detail on procedure for ensuring competency of other contractors.</li> <li>Limited information on Emergency: Procedures including those for fire prevention and escape.</li> <li>Section 10 of the document entitled Accident Reporting Procedure &amp; Ongoing Training Activities gives generic information on arrangements for ensuring that accidents, illness and dangerous occurrences are recorded.</li> <li>No information on personnel: Procedures for ensuring that persons on site have received relevant health and safety information and training.</li> <li>No information on monitoring: to ensure compliance with site rules, selection and management procedures</li> </ul>	2
<p><b>Health and safety file information 5%:</b></p>	<ul style="list-style-type: none"> <li>H&amp;SP Method statement 15-01-21 Appendix A Health and safety file information empty</li> </ul>	1	<ul style="list-style-type: none"> <li>Section 17 of the sample quality plan provides a short explanation of the Health and safety file but no real detail</li> </ul>	1	<ul style="list-style-type: none"> <li>No mention of the Health and safety file information</li> </ul>	0
<p><b>Domestic subcontracts 5%:</b></p>	<ul style="list-style-type: none"> <li>Details of procedure for the management of sub contractor provided in document named Procurement &amp; Control of Sub-Contractors 2020, but details of proposed</li> </ul>	3	<ul style="list-style-type: none"> <li>Section 12 of Sample Quality Plan provides a list of sub contractors. and the work for which they will be responsible has also been identified.</li> <li>There is a register of subcontractors. The work for</li> </ul>	4	<ul style="list-style-type: none"> <li>No details of procedure for the management of sub contractor and no details of proposed</li> </ul>	0

	<p>subcontractors in 13.0 of H&amp;SP Method statement 15-01-21.</p> <ul style="list-style-type: none"> <li>Register of subcontractors <b>unknown</b>. However, the work for which they will be responsible has been itemised.</li> </ul>		<p>which they will be responsible has been itemised.</p>		<ul style="list-style-type: none"> <li><b>No register of subcontractors or the work for which they will be responsible</b></li> </ul>	
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The basis for scoring each response will be as follows:

Score	Criterion
0	No relevant response provided
1	The evaluator has not been able to identify that the Tenderer has sufficient understanding of the requirement; the information provided omits many of the key aspects of the requirement.
2	The evaluator has been able to identify that the Tenderer has some understanding of the basic requirement; the information provided does not cover all the key aspects of the requirement.
3	The evaluator has been able to identify that the Tenderer has an understanding of the requirement and has provided sufficient information to demonstrate an ability to deliver the requirement to an acceptable level.
4	The evaluator has been able to identify that the Tenderer has a good level of understanding of the requirement and has provided sufficient information and supporting evidence to demonstrate an ability to deliver the requirement to a good standard.
5	The evaluator has been able to identify that the Tenderer has an excellent understanding of the requirement and has provided sufficient information with strong supporting evidence to demonstrate an ability to deliver the requirement to an excellent standard.

**TENDER REPORT**



**WEIGHTED SCORING VEMCO. PDF**

Weighting factor
0.3
0.3
0.05
0.05
0.1
0.1
0.05
0.05

Stanlil Contractors		
	Tender 1 Score	Weighted score
	4	9.6
	4	9.6
	3	1.2
	3	1.2
	4	3.2
	5	4
	1	0.4
	3	1.2
Total	27	30.4

76.0 %

Richardson Façades		
	Tender 2 Score	Weighted Score
	3	7.2
	3	7.2
	4	1.6
	2	0.8
	2	1.6
	3	2.4
	1	0.4
	4	1.6
Total	22	22.8

57.0 %

Green Façades		
	Tender 3 Score	Weighted Score
	3	7.2
	3	7.2
	4	1.6
	2	0.8
	2	1.6
	2	1.6
	0	0
	0	0
Total	16	20

50.0 %

## APPENDIX E - H&S APPRAISAL OF TENDER DOCUMENTS

The CDM(PD) felt all tenderers provided very useful documents for review, he would have liked to have seen more concentration on some Health and Safety issues.

The CDM(PD) has done a review of the documents provided. He has used a few items that he considered important to this particular project and a couple where a competent contractor should not have any issues with.

The CDM(PD) felt all tenderers have provided very useful documents for review there are a couple areas he would have liked to have seen more concentration on the Health and Safety issue.

**Covid:** Considering we provided guidance in the PCI he was very disappointed that one contractor did not refer to the Pandemic except to provide a weekly cost, for works being stopped because of the outbreak.

**Temporary works:** A very significant piece of these works, two Contractors provided very good information as to their management of these works.

**Safety Management:** Often a confused subject, two contractors had a named person to provide safety advice /management, although he had some concern as to the regularity of the meetings to feedback information upon H&S Performance. This is because the timing is not given or as necessary within the policy.

**Training:** The provision and requirements set-out read as compliant to the HASAWA 1974 act. Some consideration has been given to the more complete presentations of information.

**Working at Height:** a high risk activity, with so many items of concern, RAMS have been provided, some more complete than others all suggesting various means of control.

**Site Rules:** very differing provision here from well thought out, to the statement there will be Site rules.

**Scaffolds:** These are the biggest part of Temporary Works. Some contractors have provided good outlines of their procedure others have provided a poor generic statement they will be inspected.

**Personnel:** All CV's are for well experienced personnel, the contractors have highlighted the Design and Paperwork side of our industry, it was beneficial to have the CV for an operational site Manager / Supervisor. And the ongoing training requirement of the contractor is well described.

**Health & Safety Policy:** A commonly Generic document because there is little room within its layout for alteration. General Statement, Organisation, Arrangements. Unfortunately, one Contractor did not provide the CDM(PD) with a H&S Policy this has left a number of questions unanswered in their presented documents.

**Health & Safety:** Scoring, based upon the documents forwarded to the CDM(PD) the following are his scores. Top mark 10

WINTERTHUR WAY BASINGSTOKE			
Item:	Richards Roofing	Green Facades	Stenlil
Covid 19	5	1	8
Temporary Works	8	2	7
Safety Management	7	5	7
Training	5	6	5
Work at Height	6	4	8

Site Rules	7	3	8
Scaffolds	7	5	8
Personnel	6	7	6
H&S Policy	8	0	8
Total.	59	33	65

The above are the CDM(PD)'s own views of the documents provided:

**APPENDIX F – ESTIMATED CASH FLOW FORECAST.**

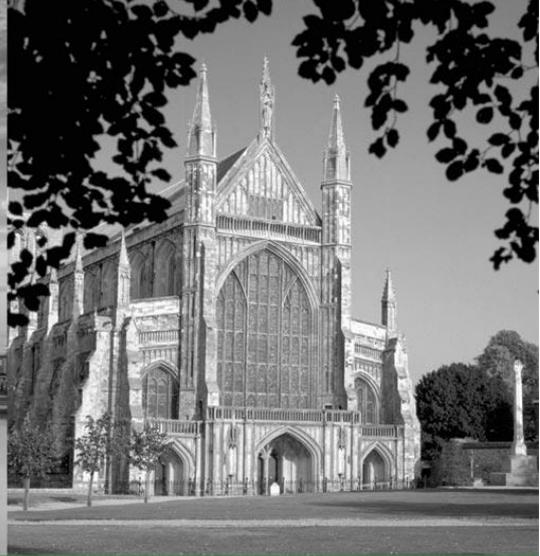
As part of the tender information, an estimated cashflow forecast was requested to be provided, as part of each contractor's submission. However, this has only been returned by one contractor, (StanLil).



**Stan Lil Contractors Ltd Cash Flow Forecast  
Winterthur Way - (Based on Tendered Sum)**

**Client: Ridge Partners**

Description	Quantity	dim	Total	TBD	Val 1	Val 2	Val 3	Val 4	Val 5	Val 6	Val 7	Val 8	Val 9
				Advanced Payment 30 April 2020	Start on Site 01 May 2020	01 June 2020	02 July 2020	02 August 2020	02 September 2020	03 October 2020	03 November 2020	04 December 2020	04 January 2021
Coordinate with client MEP services staff to isolate services as required to allow the removal of existing cladding and decking to all three blocks	1	item	3600.00		1000		1000			1600			
3.3 Remove and set aside for re-use RW Goods	1	item	4080.00		1360		1360			1360			
3.2 Remove Existing Trespa cladding panels and support system including insulation	1	item	29850.00		9950		9950			9950			
3.4 Remove Existing Decking all three blocks and prep	1	item	11837.50		3950		3950			3937.5			
3.3 Design, Supply and fit Compliant Aluminium Cladding, including insulation to Blocks H,C & E (Deducts not taken)	1	item	404169.00		134723		134723		134723				
3.3 ext corner flashings	1	item	13593.75		4531.25		4531.25		4531.25				
3.3 eaves drip flashings	1	item	4655.69		1551.90		1551.90		1551.90				
3.3 int corner flashings	1	item	5062.50		1687.5		1687.5		1687.5				
3.3 base drip flashings	1	item	4655.69		1551.90		1551.90		1551.90				
3.3 abutment flashings	1	item	33230.75		11076.92		11076.92		11076.92				
3.3 vents and cowl	1	item	3375.00		1125		1125		1125				
3.4 Design, Supply & fit Decking to Blocks H,C & E	1	item	143896.65		47965.55		47965.55		47965.55				
3.3 Design, supply and install, Fire Barriers	1	item	18562.50		6187.50		6187.50		6187.50				
coordinate with client MEP team to allow them to reinstate services, test & commission in accordance with cladding progression and completion	1	item	3600.00		1200		1200			1200			
3.3 reinstate RW goods as works proceed	1	item	4080.00				1360				1360		
<b>Contract Works Total</b>	<b>1</b>	<b>item</b>	<b>£ 688,249.03</b>	<b>£ -</b>	<b>£ 227,860.51</b>	<b>£ -</b>	<b>£ 229,220.51</b>	<b>£ 210,400.51</b>	<b>£ 18,047.50</b>	<b>£ 1,360.00</b>	<b>£ 1,360.00</b>	<b>£ -</b>	
<b>Preliminaries</b>	<b>1</b>	<b>item</b>											
2.1.3.1 Project Manager	1	item	65835.00		8229.375	8229.375	8229.375	8229.375	8229.375	8229.375	8229.375	8229.375	8229.375
2.1.4.3 Contracts Manager	1	item	15048.00		1881	1881	1881	1881	1881	1881	1881	1881	1881
2.1.3 Site Supervisor	1	item	47025.00		5878.125	5878.125	5878.125	5878.125	5878.125	5878.125	5878.125	5878.125	5878.125
2.1.3.4 Resident Liaison Officer	1	item	24453.00		3056.625	3056.625	3056.625	3056.625	3056.625	3056.625	3056.625	3056.625	3056.625
2.1.15 Labourer x1	1	item	22572.00		2821.5	2821.5	2821.5	2821.5	2821.5	2821.5	2821.5	2821.5	2821.5
2.1.3.6 QS	1	item	37620.00		4702.5	4702.5	4702.5	4702.5	4702.5	4702.5	4702.5	4702.5	4702.5
2.1.4.4 H&S Inspections	1	item	7425.00		928.125	928.125	928.125	928.125	928.125	928.125	928.125	928.125	928.125
2.1.1 Site office	1	item	2445.30		305.6625	305.6625	305.6625	305.6625	305.6625	305.6625	305.6625	305.6625	305.6625
2.1.1 Welfare	1	item	3197.70		399.7125	399.7125	399.7125	399.7125	399.7125	399.7125	399.7125	399.7125	399.7125
2.1.1 Toilets	1	item	1881.00		235.125	235.125	235.125	235.125	235.125	235.125	235.125	235.125	235.125
2.1.1 delivery/collection of unts	1	item	2200.00		275	275	275	275	275	275	275	275	275
2.1.1 storage container	1	item	677.16		84.645	84.645	84.645	84.645	84.645	84.645	84.645	84.645	84.645
2.1.8.3 Site compound fencing	1	item	14300.00		1787.5	1787.5	1787.5	1787.5	1787.5	1787.5	1787.5	1787.5	1787.5
Scaffolding to all 3 blocks Including 1 tonne material hoist and groundworks required to	1	item	714491.80		93811.48	89311.48	89311.48	89311.48	87311.48	89311.48	89311.48	89311.48	86811.47
2.1.12.1 banks to allow scaffold erection	1	item	40817.70		5102.2125	5102.2125	5102.2125	5102.2125	5102.2125	5102.2125	5102.2125	5102.2125	5102.2125
2.1.11 Site Telehandler & driver	1	item	40817.70		5102.2125	5102.2125	5102.2125	5102.2125	5102.2125	5102.2125	5102.2125	5102.2125	5102.2125
2.1.7.3 Temporary electrics/lighting to scaffolding	1	item	2974.61		371.826675	371.826675	371.826675	371.826675	371.826675	371.826675	371.826675	371.826675	371.826675
2.1.11.7 Small tool and plant hire	1	item	3197.70		399.7125	399.7125	399.7125	399.7125	399.7125	399.7125	399.7125	399.7125	399.7125
2.1.11.6 Skips	1	item	19562.40		2445.3	2445.3	2445.3	2445.3	2445.3	2445.3	2445.3	2445.3	2445.3
2.1.7.1&2 Temp Water & Gas	1	item	3573.90		446.7375	446.7375	446.7375	446.7375	446.7375	446.7375	446.7375	446.7375	446.7375
2.1.10.3 Temporary protection within site confines	1	item	1320.00		165	165	165	165	165	165	165	165	165
2.1.7.4 Telephones and comms	1	item	2144.34		268.0425	268.0425	268.0425	268.0425	268.0425	268.0425	268.0425	268.0425	268.0425
2.1.23 Performance Bond	1	item	18700.00		2337.5	2337.5	2337.5	2337.5	2337.5	2337.5	2337.5	2337.5	2337.5
2.1.11.3 Craneage/Lifting plant	1	item	7920.00		990	990	990	990	990	990	990	990	990
2.1.5.3 Transport, Parking, Fees	1	item	15048.00		1881	1881	1881	1881	1881	1881	1881	1881	1881
2.1.6.7 Cleaning site welfare areas & site generally	1	item	15424.20		1928.025	1928.025	1928.025	1928.025	1928.025	1928.025	1928.025	1928.025	1928.025
2.1.11.2 Generator 40Kva plus diesel	1	item	21230.00		2123	2123	2123	2123	2123	2123	2123	2123	2123
2.1.26.1 Considerate Constructors Fee	1	item	572.00		572								
<b>Section Total</b>	<b>1</b>	<b>item</b>	<b>£ 1,111,655.81</b>	<b>£ -</b>	<b>£ 147,100.73</b>	<b>£ 138,926.73</b>	<b>£ 138,354.73</b>	<b>£ 138,354.73</b>	<b>£ 136,354.73</b>	<b>£ 138,354.73</b>	<b>£ 138,354.73</b>	<b>£ 138,354.73</b>	<b>£ 135,854.72</b>
<b>Design fees and Consultants</b>	<b>1</b>	<b>item</b>											
3.1.1 Architectural	1	item	10422.50		3500.00	3500.00		3422.50					
MEP services	1	item	0.00										
3.1.1 Fire Engineer Consultant	1	item	7150.00		3000		4150						
3.1.1 Structural Engineer	1	item	5500.00		3500			2000					
3.1.1 Pre-construction surveys	1	item	2750.00		2750								
3.1.2 Building control	1	item	8250.00			2500		2000			3750		
3.1.2 Planning Authority Costs	1	item	0.00		0	0	0	0	0	0	0	0	0
<b>Section Total</b>	<b>1</b>	<b>item</b>	<b>£ 34,072.50</b>	<b>£ -</b>	<b>£ 12,750.00</b>	<b>£ 6,000.00</b>	<b>£ 4,150.00</b>	<b>£ 7,422.50</b>	<b>£ -</b>	<b>£ 3,750.00</b>	<b>£ -</b>	<b>£ -</b>	<b>£ 0.00</b>
<b>Contract Works Estimate</b>	<b>1</b>	<b>item</b>	<b>£ 688,249.03</b>										
<b>Prelims (including scaffolding)</b>	<b>1</b>	<b>item</b>	<b>£ 1,111,655.81</b>										
<b>Design fees and Consultants</b>	<b>1</b>	<b>item</b>	<b>£ 34,072.50</b>										
<b>Tender Sum</b>	<b>1</b>	<b>item</b>	<b>£ 1,833,977.34</b>	<b>£</b>	<b>£ 387,711.24</b>	<b>£ 144,926.73</b>	<b>£ 371,725.24</b>	<b>£ 356,177.74</b>	<b>£ 154,402.23</b>	<b>£ 143,464.73</b>	<b>£ 139,714.73</b>	<b>£ 135,854.72</b>	<b>£ 0.00</b>



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