

Final Tender Report

On

Enhancements and Improvements to Grenfell Tower

For

Royal Borough of Kensington and Chelsea Tenant Management Organisation Ltd

Date: 12th March 2014

Artelia UK
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Approval Sheet and Foreword

Our ref: 11833

TENDER REPORT – FINAL

For

ROYAL BOROUGH OF KENSINGTON AND CHELSEA TENANT MANAGEMENT ORGANISATION LTD (KCTMO)

ENHANCEMENTS AND IMPROVEMENTS TO GRENFELL TOWER

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FOREWORD

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Distribution Sheet

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<u>DISTRIBUTION</u>			
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1.0 INTRODUCTION

This report is in relation to the tenders returned on 14th February 2014 for Enhancements and Improvements to Grenfell Tower at Grenfell Road, London W11 1TQ.

The works tendered comprise Design, Construction, Completion and Defects Rectification of the proposed re-cladding and installation of new windows of Grenfell Tower including mechanical and electrical installations and remodelling of its lower floors to provide improved accommodation for a nursery, boxing club, offices, new entrance and 7 new residential flats and some soft and hard landscaping works surrounding the Tower.

The enhancements and improvements to Grenfell Tower are integral to the general regeneration of the area which includes the construction of the Kensington Academy and Leisure Centre Project (KALC). The KALC project is currently being carried out by Bouygues UK Limited.

The works were tendered as a single project, to be completed in one section and on a lump sum firm price basis. The tender was based on the JCT Design and Build contract (2011 Edition) including amendments.

The programme for the management and evaluation of the tender process is as follows

Activity	Date
Tenders invited	29/11/13
Bidders Conference	05/12/13
Tender return date	14/02/14
Assessment of the written and commercial submissions completed	17/02/14 – 03/03/14
Interviews	07/03/14
Approval from KCTMO Board	24/03/14
Sign off from RBKC Board	27/03/14
Advise successful and unsuccessful contractors subject to the standstill period	31/03/14
Standstill period	10/04/14
Proposed date for contract signature	11/04/14

2.0 TENDER INVITATION

2.1 Tender Invitation and Procedure

Following a Contract Notice in the Official Journal of the European Union, a number of contractors expressed interest in this opportunity and completed a Pre-Qualification Questionnaire. A copy of the Contract Notice is appended as Appendix E.

The completed Pre Qualification Questionnaires were evaluated in accordance with the agreed criteria and a short list of 5 contractors was prepared.

All contractors on the short list were approached prior to the issue of tender documents with outline details of the project and timescales and all confirmed they would submit a tender. Tenders were issued via SharePoint site on 29th November 2013; all tenderers were granted access to the Tender Documents on secure the SharePoint Directory.

The contractors invited to tender on were:

- **Durkan Ltd**; The Garden House, Southhill Park, Southhill, Bedfordshire, SG18 9LL
- **Keepmoat Regeneration Ltd**; The Waterfront, Lakeside Boulevard, Doncaster DN4 5PL (*withdrew*)
- **Mulalley & Co Ltd** ; Teresa Gavin House, Woodford Avenue, Woodford Green, Essex IG8 8FA
- **Rydon Maintenance Ltd**; Rydon House, Station Road, Forest Row, East Sussex, RH18 5DW
- **Wates Construction Ltd**; Wates House, Station Approach, Leatherhead, Surrey KT22 7SW (*withdrew*)

All five contractors attended a site visit followed by the Bidder's Conference on 5th December 2013. A presentation about the project was made by KCTMO and Design Team and all tenderers had the opportunity to ask questions about the tender.

JCT Practice Note 6, Series 2 (Main Contract Tendering) was stipulated as the guideline for tendering procedure. Overall price as dominant was selected for the method of dealing with any errors found within tenders.

Evaluation of Tenders and interviews will be undertaken in accordance with the overall Evaluation Strategy for the project as detailed below: -

Criteria	% Weighting
Tender Price	34%
Price for Alternative Works	6%
Technical Quality: (overall account for 55% of the final score)	
Organisation	10%
Logistics	20%
Programme	10%
Supply Chain	5%
Planning	15%

Quality	10%
Resident Liaison	15%
Grant Funding	10%
Environment	5%
Interview Quality	5%

2.2 Form of Contract

The form of contract prescribed in the tender documents is JCT Design and Build Contract 2011 Edition with amendments.

Tenderers were instructed to base tenders on contract duration of 14 months.

2.3 Tender Issue

Artelia UK, on behalf of the KCTMO, invited tenders from the initial 5 selected contractors on 29th November 2013.

A tender period of 11 weeks was allowed. Tenders were to be returned to KCTMO by noon on Friday 14th February 2014.

Following issue, two of the five contractors withdrew (see Section 2.4 below). The tender period extended as noted below.

Thirteen (13) tender addendums were issued during the Tender Period, as follows:

1. Addendum 1 - issued 13th December 2013
2. Addendum 2 - issued 16th December 2013
3. Addendum 3 – issued 19th December 2013
4. Addendum 4 – issued 6th January 2014
5. Addendum 5 – issued 9th January 2014
6. Addendum 6 – issued 13th January 2014 including extending the Tender Return Date from Noon Friday 31st January 2014 to Noon Friday 7th February 2014
7. Addendum 7 – issued 16th January 2014
8. Addendum 8 – issued 17th January 2014 including extending the Tender Return Date from Noon Friday 7th February 2014 to Noon Friday 14th February 2014
9. Addendum 9 – issued 23rd January 2014
10. Addendum 10 – issued 27th January 2014
11. Addendum 11 – issued 3rd February 2014
12. Addendum 12 – issued 6th February 2014
13. Addendum 13 – issued 7th February 2014

The extensions issued to the tender return date and time (tender addendums 6 and 8) were agreed following requests from the tenderers and were considered likely to be beneficial to the quality of the tender returns.

All three tenderers have returned the acknowledgement of receipt form for addendum 1-13 and confirm these have been incorporated into the tender. The final tender addendum can be found in Appendix F.

2.4 Tender Withdrawals

Of the original five tenderers invited, Wates Construction Ltd notified that they could not return a tender on 18th December 2013; stating they were having trouble with resources due to an unforeseen amount of project wins.

Keepmoat Regeneration Limited notified that they could not return a tender on 15th January 2014 as there was a high probability that they would not be able to achieve a tender adjudication with sufficient confidence to address the time-limitation issues from their specialist supply chain members.

3.0 TENDER RESULTS

3.1 Tender Returns

All three remaining tenderers, Durkan, Mulalley and Rydon, returned their tenders by the required time and date (12.00hrs, 14th February 2014, Friday) to KCTMO.

Tenders were opened on the 14th Feb 2014 at the office of KCTMO by the following:

- Robert Black, CEO of KCTMO
- Fay Edwards, Chairman of KCTMO

All tenderers were asked to return the following items that would comprise their tender:

- Form of Tender
- Certificate of Non-Collusion
- Freedom of Information Form
- Completed Contract Sum Analysis
- Responses to the Quality Questions
- Outline Programme

The table below summarises the items returned from the tenderer:

Description	Rydon	Durkan	Mulalley
Form of Tender	Yes	Yes	Yes
Certificate of Non-Collusion	Yes	Yes	Yes
Freedom of Information Form	Yes	Yes	Yes
Completed Contract Sum Analysis	Yes	Yes	Yes, but not populated.
Responses to Quality Questions	Yes	Yes	Yes
Outline Programme	Yes, 62 weeks	Yes, 65 weeks	Yes, 80 weeks

3.2 Tender Sums

The Tender Sum returned was as follows:

Contractor:	Tender Amount:
Rydon	£9,249,294.00
Durkan	£9,940,928.00
Mulalley	£10,426,414.00

3.3 Spread of Tender

The spread of tenders is considered high, with a difference of approximately £1.18M (12.7%) between lowest and highest price tender. There is approximately £692K between the two lowest priced tenders.

	Rydon	Durkan	Mulalley
Amount above lowest	-	£691,634.00	£1,177,120.00
% above lowest	-	7.5%	12.7%

4.0 TENDER EXAMINATION

4.1 Arithmetical Check

The tenders were checked and arithmetical error was found in Rydon's tender, which if adjusted for would omit £2.00 to the tender figure. Rydon has confirmed they will absorb the error and stand by their tender. No arithmetical errors were found in both Durkan and Mulalley's tenders.

4.2 Overview and Comparison with Estimate

The last estimate was issued by Artelia UK on 13th February 2014. This totalled £10,045,000.00, including the fees of the novated consultant but excluding contingency.

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A simplified comparison of major price categories is provided below:

Ref	Descriptions	Artelia's Pre-tender Estimate	Rydon	Durkan	Mulalley	Average
		£	£	£	£	£
Part 2	Preliminaries	1,288,900	675,692	1,627,798	1,911,693.61	1,405,061
Part 4	Employer's Provisional Sum	210,600	219,375	195,000	204,750.00	206,375
Part 5 B1	7 units of Social Housing	891,694	370,256	384,320	274,731.82	343,103
B2	Works to existing 20-storey flats and common area	1,000,599	1,417,782	1,299,929	804,601.14	1,174,104
B3	Nursery, Play Area, Meeting Room and Lobbies	490,090	227,697	377,555	113,950.35	239,734
B4	EMB Offices, Community Meeting Room, Kitchen, Lobbies, Store Room and Staircase	184,469	148,829	231,543	399,764.29	260,045
B5	Boxing Club	420,937	181,603	87,486	108,077.22	125,722
B6	Works to existing Under-croft	60,000	10,454	24,372	4,708.23	13,178
B7	Central Mechanical and Electrical Services	2,192,760	1,216,729	1,084,277	1,443,368.90	1,248,125
B8	External Facade	2,606,463	3,830,297	3,686,420	4,170,369.98	3,895,696
B9	Works to existing Garage	10,000	37,781	30,517	Included	34,149
B10	Works to Basement	112,914	0.00	0.00	Included	0.00
B11	External and Landscaping Works	412,080	599,319	577,631	583,416.46	586,789
13	Fees for Novated team	163,437	126,438	217,625	163,437	169,167
14	Other Fees and Charges	0.00	187,041	116,455	243,545	182,347
	TOTAL	10,045,000	9,249,294	9,940,928	10,426,414	9,872,212
	Error on Novation Fees	54,188	0.00	0.00	54,188	18,063
	ADJUSTED TENDER SUM	10,099,188	9,249,294	9,940,928	10,480,602	9,890,275

The table above indicates the split of the tender between the main sections. It also shows a comparison to the pre-tender estimate. It should be noted that the estimate and tender are compiled and priced differently and so the comparison is only approximate in places.

Rydon have priced the Preliminaries very competitively and below average. The amount included in the tender is £675,692 and represents 7.3% of their total tender sum or equivalent to an approximate of £10,898 per week is considered below average. Durkan and Mulalley's preliminaries (16.4% and 18.3% of their tender sum respectively) are notably higher than average.

The average tender prices for B1: 7 units of Social Housing is £343k, this is £549k below the estimate allowance. This is mainly due to the fact that all three tenderers have included the price for external walls for new enclosure in B8: External Façade and some of the M&E services for Social Housing in B7: M&E Services instead of in B1 as allowed in the estimate.

The main area has been identified as being significantly higher than expected is B8: External Façade (cladding, windows, curtain walling). The estimate of £2.6M is £1.29M below the average tender sum for B8: External Façade. However, the tender prices for B7: Central Mechanical and Electrical Services are significantly lower than the allowances in the estimates. The estimate of £2.2M is £945k above the average tender price for B7: M&E services.

All three tenderers did not price for B10: Works to Basement (mechanical ventilation system) but it's deemed that the price for B10 is included in B7: Central Mechanical and Electrical Services.

All three tenderers priced for the Novation Fees but with different value, this has been reviewed and the correct total Novation Fees is £217,625.00. Rydon has confirmed that they have included £91,187.00 of Novation Fee in 'Other Fees and Charges', and therefore their final tender sum will not be adjusted. Mulalley's tender sum has been adjusted to reflect genuine error on the Novation Fee. The average other fees and charges not included in novated fee schedule is £152k.

Overall, the table on page 7 reveals broadly consistent pricing at a sustainable level.

The following provisional sums are included in the Tender:

Item	Descriptions	Amount (£)
1	Signage	20,000
2	Replacement of duct panels to Riser	20,000
3	Asbestos removal	100,000
4	Replacement of bathroom central extract fans	8,000
5	Replacement of rubbish chute central extract fans	3,000
6	Attenuation of boiler room supply fan	2,000
7	Attenuation of smoke system supply fan	2,000
8	Provision of ventilation grille to gas risers for each flat	40,000
9	Add % on provisional sum total of £195,000	

Durkan has not included a percentage on the provisional sum. They have made an assumption that provisional sum was inclusive of overhead and profit. They have requested to add on 7.5% for this section during tender clarifications process, however this is rejected as tender price is dominant and tenderers are not allowed to adjust their original tender sum. Rydon and Mulalley have added on a 12.5% and 5% respectively on the provisional sums.

A more detailed tender sum breakdown and comparison can be found in Appendix B.

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The following cost for Alternative Design Solutions do not form part of the Tender sum. These works were evaluated separately and form 6% of the overall mark:

	Descriptions	Rydon £	Durkan £	Mulalley £
1	New Aluminium cladding including necessary support, insulation, etc. to façade of Tower	-243,067.00	-169,726.89	No offer
2	<u>Low Temperature Hot Water Heating: -</u> Main controls installation - Outstation' type controls which can communicate with major Building Management Systems (BMS) installations, such as TREND, etc.	20,454.00	31,390.87	37,842.00
3	Two Small Radiators in Living room, none in Kitchen and associated redecoration works	-12,567.00	13,531.12	65,916.00
4	<u>Heating metering options for all of the areas being provided with the new HIU installations:</u> Remote hard-wired metering suitable for MBUS or similar systems for data collection	38,837.00	39,537.93	12,398.00
5	Heat metering via remote Hard-wired system suitable for Mbus or similar systems for data collection with 'pay as you go' card payment system	86,216.00	86,752.63	83,813.00
6	Remote wireless operated metering with 'pay as you go' card payment system	Included in above	Included in above	Included in above
7	<u>Natural Gas:</u> New boiler plant sub-meter – A digital meter connected to a central BMS/metering system	Included in Tender	10,568.25	1,713.00
8	<u>Mechanical Extract Ventilation:</u> Installation of an MEV and all associated works within each flat	130,344.00	134,216.74	105,384.00
	Total	20,217.00	146,270.65	307,066.00
	<i>Durkan other possible saving option: Alternative window manufacturer</i>	-	-114,866.00	-
	<i>Mulalley alternative crown arrangement as drawing nr. 1279(06)111</i>	-	-	£250/m2

5.0 VALUE ENGINEERING

The Contract contains reference to the Contractor and the Employer (KCTMO) engaging in value engineering exercises. There are a number of areas which can be reviewed following the execution of the contract. The current KCTMO budget is approximately £8.5m (excluding any funding for an ECO grant). The potential areas where value engineering could highlight savings are listed in Appendix G.

As part of the quality submission the Tenderers were asked to explain how they would secure ECO funding on behalf of KCTMO. Mulalley stated that they have secured a conditional offer of £182,400 from EDF Energy. This potential cost saving does not form part of their tender sum and therefore represents a potential saving.

Durkan estimated receiving an ECO fund in the amount of £168,900 and have confirmed that this cost saving has formed part of their preliminaries in their tender sum. Therefore, this does not present a potential cost saving for the scheme.

Rydon did not give a suggested figure for the quantum of ECO funding that they can achieve. However, they submitted a positive response and should be able to secure funding for this scheme on behalf of KCTMO. Therefore, is likely that there will be a potential saving that can be made through ECO funding if KCTMO enter into a contract with Rydon.

6.0 QUALIFICATIONS

The tender was reviewed for any qualifications or clarifications included. On 25th February 2014 Artelia wrote to each of the Tenderers confirming which qualifications were accepted and asking the Tenderers to confirm their position on a number of other qualifications. The qualifications, letters and responses can be found in Appendix D.

7.0 QUALITY

The quality assessment is worth 60% of the overall score. Of that 60%, it was decided that the quality score would be split with 55% of the marks awarded for the quality submission and 5% of the marks awarded for the interview.

The quality assessment was based on the following questions.

1.0 ORGANISATION	
<p>1.1 Please provide the structure and organisation of your overall project team(s) including details of the design, construction, procurement and management teams throughout the project lifecycle (e.g. pre-construction, construction, defects liability period). Please indicate where the project will be managed e.g. identify site or head office.</p> <p>Note 1: Any changes in the membership of the successful tenderer's team following the submission of tenders shall be immediately referred for approval by the Client.</p> <p>Note 2: Please provide names of individuals wherever possible, otherwise please provide role and title.</p>	5%
<p>1.2 Please provide summary one page CVs for all proposed key personnel within the contractor and any known key supply chain teams (including design) covering all project stages.</p> <p>Note 1: Your response must include the CV of the person who will be responsible for the day to day management of project health and safety and the person responsible for the co-ordination of design. A sample template for an appropriate CV is attached as Appendix A.</p> <p>MAX 1 SIDE A4 PER INDIVIDUAL. MAXIMUM 20 CVS</p>	5%
2.0 LOGISTICS	
<p>2.1 Please provide your outline methodology, work area by work area for the delivery of the works in accordance with your proposed Programme.</p> <p>MAX 1000 WORDS</p>	10%
<p>2.2 Please provide simple layout plans detailing the key sequencing (and phasing if applicable) stages and working arrangements throughout the project for each work area (together with a written statement listing all tasks in each area). The layout plans should include proposed site set up, materials set down, storage areas, proposed access and circulation routes, including entry and egress, and fencing lines and other segregation measures for safety and security. You should also identify the proposed plant that you intend to employ to move materials around the site.</p> <p>ANNOTATED SCALE PLANS IN PDF FORMAT LEGIBLE WHEN PRINTED AT A3</p>	10%
3.0 PROGRAMME	
<p>3.1 Please provide an outline integrated design, procurement and construction</p>	10%

<p>programme that accords with the dates identified in the tender documents. This timetable should be for all the Works and take into account the restraints set out in the Brief.</p> <p>Your programme should identify and include any long lead in items and the dates when these need to be ordered to meet the programme.</p> <p>SUBMIT THE PROGRAMME IN BOTH PDF FORMAT SUITABLE FOR LEGIBLE PRINTING AT A3, LANDSCAPE AND IN MS PROJECT ENSURING THE DOCUMENT IS SAVED AS 2007 FORMAT</p>	
<p>4.0 SUPPLY CHAIN</p>	
<p>4.1 Please explain the procedure you have used or will use to select the supply chain (including the designers). How will this offer best value to KCTMO?</p> <p>500 WORDS MAXIMUM</p>	2%
<p>4.2 In our experience the contractor is likely to let a large proportion of the works to the supply chain. It is the supply chain who will have the day to day interface with residents and the quality of the final works will be largely due to their skill and experience. How do you motivate and involve the supply chain in delivering the goals and objectives of the project?</p> <p>500 WORDS MAXIMUM</p>	3%
<p>5.0 PLANNING</p>	
<p>5.1 The Client has obtained planning permission for the works. Provide details of your proposals for liaison with the planning authority and detail:</p> <p>(a) How you will manage the discharge of any conditions which are the responsibility of the contractor; and</p> <p>(b) Obtain any necessary approvals for materials proposed.</p> <p>What do you consider are the key risks associated with planning issues and how do you propose to mitigate these?</p> <p>1000 WORDS MAXIMUM</p>	15%
<p>6.0 QUALITY</p>	
<p>6.1 Please describe how you will ensure quality is managed both off and on site through all project stages and packages, including during the Defect Liability Period.</p> <p>1000 WORDS MAXIMUM</p>	10%
<p>7.0 RESIDENT LIAISON</p>	
<p>7.1 Having significant works undertaken in their homes and in the surrounding area can be a time of frustration, stress and even fear for some residents. In addition to allowing access to their homes they have to manage work and / or family commitments. Some residents will have particular issues such as health problems or problems with communication. Please explain how you will work with the Client throughout the project and in the defect liability period</p>	15%

to alleviate the concerns of residents and ensure that they are kept informed of the works. 1500 WORDS MAXIMUM	
8.0 GRANT FUNDING	
8.1 The Client expects the contractor to secure additional external funding through grants that may be available, to contribute towards energy efficient/eco design solutions on this project. Please provide in detail the process you will go through to identify appropriate grant funding opportunities, how you will assist the Client, who has limited resources, in successfully securing such funding and how you will accommodate any additional work resulting from grant awards into the project scheme and programme? The funding of this project is partly dependent on the Client obtaining such grant funding. 1000 WORDS MAXIMUM	10%
9.0 ENVIRONMENTAL	
9.1 Please explain how you will: (a) Minimise waste in this project; (b) Recycle as much waste as possible. 500 WORDS MAXIMUM	3%
The tender document indicates the required BREEAM rating for this project is good. Please outline your strategy to achieving the required BREEAM rating, and please indicate any particular features you will include to achieve this. Please confirm the identity and experience of your specialist BREEAM adviser. 500 WORDS MAXIMUM	2%

All of the questions were marked by a panel and the average score for each question was computed and used for the evaluation. Different evaluators were used to evaluate the different questions in the quality submission but the same panel scored all Tenders for the aspect of the evaluation in which they are involved.

All of the questions were marked using the following evaluation criteria.

Score	Assessment	Interpretation
10	Excellent	In addition to providing a response that would be deemed “good”, the response identifies factors that offer potential to significantly improve value for money with full supporting evidence..
8	Good	In addition to providing a response that would be “satisfactory”, the response identifies factors that offer potential to improve value for money with reasonable supporting evidence.
6	Acceptable	The submitted response addresses the question without any reservations with reasonable evidence to support the response.
4	Minor Reservations	Minor reservations on the submitted response and/or insufficient evidence to support the response.
2	Major Reservations	Major reservations on the submitted response and/or insufficient evidence to support the response.
0	Unacceptable	No answer submitted or the proposal is totally inadequate.

The quality scores that each contactor received as well as some comments on their overall performance are outlined in the three sections below. Please refer to Appendix C for the full scoring matrices.

7.1 Quality Assessment of Durkan Ltd

	Question	Score (/10)	Weighted Score (%)
1.1	Project Team Organisation	6	3
1.2	Project Team CVs	6	3
2.1	Outline Methodology	4.67	4.67
2.2	Layout Plans	6.67	6.67
3.1	Programme	4.67	4.67
4.1	Selection of Supply Chain	6	1.2
4.2	Motivation of Supply Chain	4	1.2
5.1	Planning Authority Liaison	6	9
6.1	Managing Quality	6.67	6.67
7.1	Resident Liaison	6	9
8.1	Securing of Grant Funding	5	5
9.1	Minimising Waste	5	1.5
9.2	BREEAM Strategy	6	1.2

The above matrix demonstrates that the scoring panel found that most of Durkan's responses to the tender questions were acceptable, or there were minor reservations. The main reason for the reservations was a lack of detail in their responses with the answer often being too generic.

Durkan achieved a score of 4 for question 4.2 because they did not answer the question completely. They failed to explain how they would motivate their supply chain and therefore received a lower score. This question was answered poorly by all tenderers and the scores received reflect this.

There were also reservations regarding the programme that Durkan submitted. This is due to the fact that there was a long development period before Durkan proposed to start on site and the marking panel had reservations regarding this delay.

7.2 Quality Assessment of Rydon Maintenance Ltd

	Question	Score (/10)	Weighted Score (%)
1.1	Project Team Organisation	4.67	2.33
1.2	Project Team CVs	7.33	3.67
2.1	Outline Methodology	7.33	7.33
2.2	Layout Plans	8	8
3.1	Programme	6.67	6.67
4.1	Selection of Supply Chain	4	0.8
4.2	Motivation of Supply Chain	4	1.2
5.1	Planning Authority Liaison	6	9
6.1	Managing Quality	7.33	7.33
7.1	Resident Liaison	7	10.5
8.1	Securing of Grant Funding	6	6
9.1	Minimising Waste	6	1.8
9.2	BREEAM Strategy	7	1.4

The above matrix demonstrates that the scoring panel found that most of Rydon's responses to the tender questions were either acceptable or good. However, there were minor reservations regarding some of the responses. The difference in scores for the questions can be explained by whether Rydon specifically answered the question that was asked, with reference to the project, or supplied a generic response. Rydon received the highest quality marks overall because they demonstrated a greater understanding of the project by answering the questions in greater detail.

There were reservations regarding Rydon's response to question 4.1. Whilst they explained how they would select their supply chain, the answer did not demonstrate the benefits that this could bring to KCTMO. They also stated that "Harley Curtain Wall" would undertake the cladding without explaining the benefits they would bring for the client. Rydon also received a score of 4 for motivating their supply chain because it was felt that they did not answer the question fully and failed to explain how they would actually motivate their supply chain.

Rydon received a good score of 6.67 for their programme. It is worth noting that the other two contractors scored badly in this question as they failed to meet the key dates proposed by the client, but Rydon's programme is considered to be attractive for KCTMO.

Rydon received an 8 for their layout plans because they are very clear, well thought through and use the limited space available to come up with a plan that will ensure the project causes as little disruption as possible.

7.3 Quality Assessment of Mulalley & Co Ltd

Question		Score (/10)	Weighted Score (%)
1.1	Project Team Organisation	4.67	2.33
1.2	Project Team CVs	4.67	2.33
2.1	Outline Methodology	6	6
2.2	Layout Plans	6	6
3.1	Programme	0	0
4.1	Selection of Supply Chain	4	0.8
4.2	Motivation of Supply Chain	2	0.6
5.1	Planning Authority Liaison	7.33	11
6.1	Managing Quality	4.67	4.67
7.1	Resident Liaison	7	10.5
8.1	Securing of Grant Funding	6	6
9.1	Minimising Waste	6	1.8
9.2	BREEAM Strategy	5	1

As the above matrix demonstrates, Mulalley received scores ranging from unacceptable to good from their quality submission. This wide range of marks led to them receiving the lowest overall quality mark from the scoring panel.

The programme that Mulalley submitted was deemed non-compliant as it was far longer in length than what was specified in the tender documents and therefore would result in further costs to the client and potentially be more disruptive to residents

There were major reservations among the scoring panel regarding Mulalley's response to motivating their supply chain because it was only a partial response to the question. They failed to mention how they would motivate the supply chain at all and this was seen as a risk to the client which is why it resulted in a low score.

Mulalley received a score of 7.33 for their proposed liaison with the Planning Authority. A higher mark was achieved in the question because the response was thorough and left the marking panel in no doubt that they would be able to discharge the conditions in time. It was a positive that they mentioned that they would engage the Planning Authority at an early stage and ensure that KCTMO were kept informed and involved in the process of approving samples.

8.0 INTERVIEW

Tender interviews took place on the 7th March 2014. Each tenderer was represented by up to three personnel who will have an active role in the delivery of the project if they are successful. The total marks available for the interview will represent 5% of the overall score. Each tenderer was presented with the same scenario and questions on arrival at the interview. They were granted half an hour to prepare a response to each question and then had up to an hour and a half to answer the questions. The scenario can be found in Appendix H and the scores granted are shown below.

The Evaluation Panel comprised a representative from Artellia, personnel from the Client and a KCTMO board member and a local councillor representing the views of residents and stakeholders.

Question		Durkan's Score	Rydon's Score	Mulalley's Score
a)	In light of the scenario please outline the specific steps that the Contract Manager and Site Manager will take to co-ordinate the works	6	8	6
b)	What practical measures would you propose to deal with the issues in the scenario?	6	8	8
c)	Key risks to successful delivery	4	4	6

Rydon performed strongly at interview, especially for the first two questions, and came across as an integrated team. They proposed good ways in which they could coordinate with the key stakeholders on the project. Rydon's resident liaison responses were particularly strong. In their answers they also identified practical resolutions to all the issues within the scenario and gave examples from similar projects. However they didn't answer the key risk question and so scored lower on this question.

Mulalley provided an acceptable response to the coordination with stakeholders with a clear process of how they will communicate and work with others. Mulalley provided a good response to the next question detailing resolutions to all the scenario issues raised in particular their ideas on resolving noise complaints and night workers. Mulalley identified a reasonable number of risks but not all of them had mitigations. Their risk management process was good however they did identify a key risk that their tender programme was uncompliant (due to the duration).

Durkan provided an acceptable answer to the coordination with key stakeholders question identifying a process for communication and coordination. They failed to identify how issues may be communicated and dealt with out of working hours. Most of the scenario issues were given an appropriate resolution however none were provided for the night worker nor the management of dust e.g. suppression. The risks identified were reasonable and their mitigations but they failed to demonstrate how the risk management process will proactively manage and review the risks.

9.0 OVERALL SCORING AND ASSESSMENT

Please see Appendix C for the scoring matrices. The summary scores shown below highlight the fact that Rydon achieved the highest score in all aspects of the evaluation and therefore are ranked first.

	Rydon	Mulalley	Durkan
Tendered Sum	£9,249,294.00	£10,426,414.00	£9,940,928.00
Adjusted Tendered Sum	£9,249,294.00	£10,480,602.00	£9,940,928.00
Alternative Price	£20,217.00	£307,066.00	£146,270.65
Tender Price (34%)	34.00	30.01	31.63
Alternative Price (6%)	6.00	0.40	0.83
Tender Quality (55%)	36.32	29.17	31.22
Interview (5%)	3.60	3.40	2.80
Weighted Score	79.92	62.97	66.49
Rank	1	3	2

Please note that Mulalley's Tendered Sum was adjusted upwards due to the fact that they had included the incorrect amount for the novated fees. A view was taken that it would be fair to allow them to adjust their tender price for this.

10.0 CONCLUSION

Rydon have submitted the most competitive tender price and the highest quality making it the most economically advantageous tender. It is worth noting that Rydon received the highest marks in all aspects of the tender evaluation.

It is therefore recommended that:

- Approval is given to commence the formal standstill period in accordance with the EU Regulations and, subject to the conclusion of this standstill period, the contract is awarded to Rydon Limited and a Notice is placed in the Official Journal of the European Union to this effect.

APPENDIX A Tender Opening Form

TMO MEMORANDUM

T4

To: TMO Board Chair
Cc Chief Executive

From: Jenny Jackson

Ref.
Date: 5th December 2013

Ext: XXXXXXXXXX
Room

TO BE OPENED BY: TMO Chief Executive

TENDERS INVITED/RECEIVED

Building(s)Site: Grenfell Tower

Works Involved: Improvements and enhancements including cladding, the creation of 7 new homes, new mechanical system and refurbishment of the boxing club and nursery

Tender reference number: 2013 -059

Estimated Cost: £8.5m

Date and Time Tenders Due: 12 noon on the 31st January 2014

FIRMS INVITED TO TENDER

PRICES

1	Keepmoat	£ No TENDER AS NR
2	Durkan	£ 9,940,928.00 NR
3	Mulalley	£ 10,426,414.00 NR
4	Rydon	£ 9,249,294.00 NR
5	Wates	£ No TENDER NR

Date 14/2/2014 Tenders opened by [Signature]

Witnessed by Executive Group Member/Company Secretary [Signature] Edwards

Distribution Company Secretary Revenue Works Code
Capital Programme Manager Capital Works Code
Leasehold Services Manager Rechargeable Works Code
Business Planning & Programme Manager Budget £
Provision _____
File

Tender Documents are with _____ Signed _____
Date _____

NOTE: FOR LEASEHOLD SERVICES'

- 1 Is this Building(s)/Site Subject to any Lessees? Yes
- 2 If 'YES', state date of Section 20 Landlord and Tenant Notices: S20 Notices have been served
- 3 Give Board and Cabinet Name and Date for Written observations: Agreement that no leaseholder notices will be served
- 4 If Section 20 Notices **NOT** issued, state reason: Refer to previous reports
- 5 May Order now be raised? **YES/** Signature and Date

RECOMMENDATION: Accept the tender of

In the(revised)sum of £ By reason of

Signed Approved by

Project Manager/Contract Administrator Date

APPENDIX B Expanded Tender Sum Breakdown and Comparison

Contract Sum Analysis - SUMMARY	Artelia UK	Rydon	Durkan	Mulalley	Average
Part 2 Section A - Preliminaries	£ 1,271,000	675,692.00	1,627,798.00	1,911,693.61	1,405,061.20
Part 4 Employer's Provisional Sums of £195,000 (assume 8% OHP)	£ 210,600	219,375.00	195,000.00	204,750.00	206,375.00
Part 5					
B1 7 units of Social Housing	£ 891,694	370,256.00	384,320.00	274,731.82	343,102.61
B2 Works to existing 20-storey Flats and Common Area/Lift Lobbies and Refuse Chute	£ 881,027	1,417,782.00	1,299,929.00	804,601.14	1,174,104.05
B3 Nursery, Play Area, Meeting Room and Lobbies	£ 490,090	227,697.00	377,555.00	113,950.35	239,734.12
B4 EMB Offices, Community Meeting Room, Kitchen, Lobbies and Store Room and Staircase	£ 184,469	148,829.00	231,543.00	399,764.29	260,045.43
B5 Boxing Club including toilets and staircase	£ 420,937	181,603.00	87,486.00	108,077.22	125,722.07
B6 Works to Existing Undercroft	£ 60,000	10,454.00	24,372.00	4,708.23	13,178.08
B7 Central Mechanical and Electrical Services	£ 2,192,760	1,216,729.00	1,084,277.00	1,443,368.90	1,248,124.97
B8 External Façade (new wall, cladding, windows, curtain walling)	£ 2,606,463	3,830,297.00	3,686,420.00	4,170,369.98	3,895,695.66
B9 Works to existing Garage	£ 10,000	37,781.00	30,517.00	-	34,149.00
B10 Works to Basement	£ 112,914	-	-	-	-
B11 External & Landscaping Works	£ 412,080	599,319.00	577,631.00	583,416.46	586,788.82
Add for Contractor's Overheads and Profit% (Note: if this is included within the priced rates, please indicate the percentage addition here)	8% (Included in rates)	12.5% (included in rates)	7.5% (included in rates)	4.25% (included in rates)	
Sub-total	£ 9,744,034	8,935,814.00	9,606,848.00	10,019,432.00	9,520,698.00
13 Fees - as scheduled from Novated team	£ 163,437	217,625.00	217,625.00	163,437.00	199,562.33
14 Fees - other - other fees and charges not included in novated fee schedule - 0.0%		95,854.00	116,455.00	243,545.00	151,951.33
TOTAL AMOUNT CARRIED TO FORM OF TENDER, SAY £	£ 9,907,000	9,249,294.00	9,940,928.00	10,426,414.00	9,872,212.00
Arithmetical Error [Overall tender price as dominant as per JCT Practice Note 6, Series 2 (Main Contract Tendering)]	0.00	-2.00	0.00	0.00	0.00
Error on Novation Fees	£ 54,188	0.00	0.00	54,188.00	18,062.67
ADJUSTED TENDER SUM	£ 9,961,188	£ 9,249,294	£ 9,940,928	£ 10,480,602	£ 9,890,275
Budget from Client	£ 8,500,000	£ 8,500,000	£ 8,500,000	£ 8,500,000	£ 8,500,000
Over budget by	£ 1,461,188	749,294.00	1,440,928.00		1,390,274.67

Ref	Part 5 PRICING SCHEDULE (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	B1 7 units of Social Housing	B1 Rydon	B1 Durkan	B1 Mulalley	B2 Works to existing 20-storey Flats and Common Area/Lift Lobbies and Refuse Chute	B2 Rydon	B2 Durkan	B2 Mulalley	B3 Nursery, Play Area, Meeting Room and Lobbies	B3 Rydon	B3 Durkan	B3 Mulalley
	General Location	Mezzanine and Walkway +1 Level	Mezzanine and Walkway +1 Level	Mezzanine and Walkway +1 Level	Mezzanine and Walkway +1 Level	20-storey Residential Flats and Common Area	20-storey Residential Flats and Common Area	20-storey Residential Flats and Common Area	20-storey Residential Flats and Common Area	Ground Floor	Ground Floor	Ground Floor	Ground Floor
	Element	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £
1	Substructure												
1 1	Foundations				n/a				n/a				n/a
1 2	Ground floor construction including new tanking, insulation, screed, etc.				n/a				n/a	19,020			n/a
1 3	Any other works not included above, Contractor to define				n/a				n/a				n/a
	Group element total									19,020			
2	Superstructure												
2 1	Frame			12,475	included				80,208.48			3,225	included
2 2	Lower floors - steelwork and composite deck infill		24,760	29,087	included		9,517		93,074.03				included
2 3	Core Alterations				included		44,781		42,523.29			5,250	included
2 4	Upper floors - including infill slab and concrete up stand	73,524	83,724		included				included			2,159	included
2 5	Roof including new insulation and roof covering				n/a				n/a				n/a
2 6	Decorative screen/cladding to roof				n/a				n/a				n/a
2 7	New entrance canopy and steel pergola				n/a				n/a				n/a
2 8	Stairs, steps and ramps including balustrading & handrails	44,000			n/a				n/a	44,000		3,352	n/a
2 9	Internal staircase				n/a				n/a				n/a
2 10	External walls - new enclosure to Tower	66,000			n/a				n/a	24,760			n/a
2 11	New Zinc cladding including necessary support, insulation, etc. to façade of Tower				n/a				n/a				n/a
2 12	New curtain walling system including secondary steel frame, insulation etc. to façade of Tower				n/a				n/a				n/a
2 13	New render including insulation, inner leaf etc. to façade of Tower				n/a				n/a				n/a
2 14	New brickwork to façade of Tower				n/a				n/a				n/a
2 15	Windows including ironmongery				n/a				n/a				n/a
2 16	Windows cill/board				n/a				n/a				n/a
2 17	External doors, ironmongery				n/a		12,624		n/a				n/a
2 18	Internal walls and partitions, glazed screens	100,869		57,204	49,695.92		17,527		12,171.30	41,852	122,125	16,329	7,304.93
2 19	Wall board with acoustic lining	9,520		18,021	n/a				n/a	13,600		2,166	n/a
2 20	Internal doors, ironmongery			23,014	25,220.87		18,346	28,735	47,266.28			20,058	4,904.59
2 21	Roller shutters				n/a		9,177		n/a			22,335	n/a
2 22	Any other works not included above: Works to existing Lifts						32,250						
	Group element total	293,913	108,484	139,801	74,917		144,222	28,735	275,243	124,212	122,125	74,874	12,210
3	Internal finishes												
3 1	Wall finishes	42,376	136,801	20,557	4,468.09	216,000	24,738		5,556.64	16,020	2,805	14,781	239.78
3 2	Floor finishes	86,244	Included	14,394	5,489.76		13,902		4,018.52	39,800		29,046	6,356.06
3 3	Ceiling finishes	51,722	Included	19,746	15,215.72	10,857	1,194	32,426	23,557.70	22,860		9,469	7,818.48
3 4	Plasterboard bulkhead		Included	2,495		31,590	16,543					1,166	
3 5	Services encasement/boxing up		Included	1,640	9,619.12		18,773	65,730	22,491.67			1,329	2,965.90
3 6	Making good to plastering including filling in holes that fit for redecorating		Included		included		1,661	40,608	included				included
3 7	Any other works not included above: Internal fittings such as Sanitary Wares, doors & Ironmongery	10,074					193,993						
8	Decorating				14,595.30				6,359.38				2,866.93
	Group element total	190,416	136,801	58,833	49,388	258,447	270,804	138,764	61,984	78,680	2,805	55,791	20,247
4	Fittings, furnishings and equipment												
4 1	General fittings, furnishings and equipment	46,500		26,245	16,458.39				1,605.69	22,500		27,080	12,886.19
4 2	Blinds	36,000			n/a				n/a	14,500		1,930	n/a
4 3	Special fittings, furnishings and equipment				n/a				n/a			10,804	n/a
4 4	New hopper in refuse chute				n/a				4,143.36				n/a
4 5	Any other works not included above, Contractor to define												
6	WC cubicles, vanity units, duct panels, benching etc.				5,749.28				n/a				3,960.43
	Group element total	82,500		26,245	22,208				5,749	37,000		39,814	16,847
	SUB-TOTAL CARRIED FORWARD, £	566,829	245,285	224,880	146,512	258,447	415,026	167,499	342,976	258,912	124,930	170,479	49,303

Part 5	B1	B1	B1	B1	B2	B2	B2	B2	B3	B3	B3	B3
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	7 units of Social Housing	Rydon	Durkan	Mulalley	Works to existing 20- storey Flats and Common Area/Lift Lobbies and Refuse Chute	Rydon	Durkan	Mulalley	Nursery, Play Area, Meeting Room and Lobbies	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	566,829	245,285	224,880	146,512	258,447	415,026	167,499	342,976	258,912	124,930	170,479	49,303
5 Services												
5 1 Sanitary appliances	4,000		15,291	15,329.01				n/a			3,951	3,406.44
5 2 Disposal installations	26,400			included				included	5,500			included
Electrical Installations												
5 3 Cap off existing services			36,171	n/a			75,077	n/a			90,044	n/a
5 4 Removal of Redundant, strip out of existing Services			Included	n/a			Included	1,058.99			Included	459.95
5 5 Modification work/relocation of existing Electrical Services	3,600		Included	n/a			Included	23,787.78	1,350		Included	n/a
5 6 Temporary works packages for the services			Included	n/a			Included	n/a			Included	n/a
5 7 Main and Sub-Main Distribution		5,131	Included	15,618.30			Included	6,565.00		1,862	Included	2,674.13
5 8 Cable Tray and Trunking Installations			Included	included			Included	1,604.23			Included	962.54
5 9 General Lighting	10,690	10,844	Included	25,863.85		30,499	Included	74,410.61	25,730	65,805	Included	23,965.03
5 10 Emergency Lighting			Included	n/a			Included	included	5,500		Included	included
5 11 Relocation of existing Lighting	6,000		Included	n/a	8,000		Included	included			Included	n/a
5 12 General Purpose Power and Ancillary Power Installations	9,480	11,040	Included	included	25,200	26,368	Included	6,879.47	9,480	13,058	Included	6,049.08
5 13 Controls and Electrical Wirings		1,506	Included	n/a		11,507	Included	n/a			Included	n/a
5 14 Fire Detection and Alarm Systems		2,216	Included	n/a			Included	n/a	7,035	3,745	Included	6,299.85
5 15 Access Control Installation and Entry Phone			Included	n/a			Included	26,816.44			Included	5,212.55
5 16 Facilities for the disabled		Excluded	Included	n/a			Included	n/a			Included	n/a
5 17 CCTV Installation			Included	n/a			Included	n/a			Included	n/a
5 18 Extension of the Communal TV system			Included	2,693.66			Included	n/a			Included	n/a
5 19 TV and Communal Satellite		8,380	Included	9,683.18			Included	n/a			Included	n/a
5 20 Containment for Telephone and Data Wiring	2,736		Included	included			Included	n/a	3,034		Included	n/a
5 21 Voice and Data Installation			Included	n/a			Included	n/a	7,350		Included	n/a
5 22 Disabled Toilet Alarm Systems		2,249	Included	n/a			Included	n/a			Included	1,026.52
5 23 Earthing and Bonding Installation			Included	included			Included	n/a			Included	included
5 24 Lightning Protection System			Included	n/a			Included	n/a			Included	n/a
5 25 ICT/Building Management System			Included	n/a			Included	n/a	10,290		Included	n/a
5 26 Design of the Electrical Engineering Services	Included in Mech		Included	n/a			Included	n/a	Included in Mech		Included	n/a
5 27 Provision of working drawings, record drawings and maintenance manual etc.			Included	n/a			Included	n/a			Included	included
5 28 Any other works not included above, Sub-contractor Preliminaries												
Group element total	62,906	41,366	51,462	69,188	33,200	68,374	75,077	141,123	75,269	84,470	93,995	50,056
SUB-TOTAL CARRIED FORWARD, £	629,735	286,651	276,342	215,700	291,647	483,400	242,576	484,099	334,181	209,400	264,474	99,359

Part 5	B1	B1	B1	B1	B2	B2	B2	B2	B3	B3	B3	B3
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	7 units of Social Housing	Rydon	Durkan	Mulalley	Works to existing 20-storey Flats and Common Area/Lift Lobbies and Refuse Chute	Rydon	Durkan	Mulalley	Nursery, Play Area, Meeting Room and Lobbies	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	629,735	286,651	276,342	215,700	291,647	483,400	242,576	484,099	334,181	209,400	264,474	99,359
Mechanical Services												
5 1 Cap off existing services			77,557	n/a			1,029,853	10,332.87			20,440	n/a
5 2 Removal of Redundant, strip out of existing Services			Included	n/a			Included	n/a			Included	n/a
5 3 Modification works/relocation of existing Mechanical Services			Included	n/a			Included	n/a	96		Included	n/a
5 4 Dry Riser		14,768	Included	n/a			Included	n/a			Included	n/a
5 5 Isolation arrangement for heating primaries: 2 branches serving 3 flats each			Included	n/a			Included	n/a			Included	n/a
5 6 Temporary works packages for the services			Included	n/a			Included	n/a			Included	n/a
5 7 Heating Plant (inc Flues, Pressurisation etc.)		14,698	Included	n/a		251,973	Included	n/a		3,310	Included	n/a
5 8 Hot Water Installation	8,500	4,821	Included	12,206.32	23,400	16,672	Included	28,991.19	4,750	1,207	Included	2,712.52
5 9 Heating Installation	21,070	32,353	Included	12,948.83	388,400	480,089	Included	117,272.42	11,645	10,271	Included	2,931.81
5 10 Main Controls Installation for Low Temperature Hot Water Heating with Local 'stand-alone' controls	720		Included	n/a	21,600		Included	n/a	750		Included	n/a
5 11 One Large Radiator in Living room, none in Kitchen and associated redecoration works			Included	5,536.76			Included	50,144.27			Included	1,253.61
5 12 Remote wireless operated metering (for heat metering)			Included	1,305.74			Included	22,384.03			Included	373.07
5 13 Natural Gas Installations	640		Included	n/a			Included	n/a			Included	n/a
5 14 New boiler plant with standard sub-meter - for gas			Included	n/a			Included	n/a			Included	n/a
5 15 Mains Cold Water Installation	10,500	8,998	Included	n/a	23,400	91,400	Included	n/a	3,380	1,902	Included	n/a
5 16 Isolation to existing Water Tanks	480		Included	n/a			Included	n/a	540		Included	n/a
5 17 Sterilization of Water Services			Included	205.18			Included	3,517.29			Included	58.62
5 18 Mechanical Ventilation systems	8,280	7,966	Included	6,497.11	44,064	94,249	Included	17,161.91	5,030	1,608	Included	928.16
5 19 Mechanical Extract/Ventilation systems in Basement			Included	n/a			Included	n/a			Included	n/a
5 20 Mechanical Services Wiring Requirement Installation			Included	n/a			Included	n/a			Included	n/a
5 21 Smoke extract system			Included	n/a			Included	n/a			Included	n/a
5 22 Alteration works to main foul drainage			Included	n/a			Included	n/a			Included	n/a
5 23 Sanitary plumbing/Above Ground Drainage	9,600		Included	12,491.23			Included	n/a	1,500		Included	2,775.83
5 24 Design of Mechanical Engineering Services	2,159		Included	Preliminaries	15,781		Included	Preliminaries	3,816		Included	Preliminaries
5 25 Provision of working drawings, record drawings and maintenance manual etc.	1,483		Included	included	10,837		Included	included	1,604		Included	included
5 26 Temporary services			Included	n/a			Included	n/a			Included	n/a
5 27 B.W.I.C with services including forming holes, etc	62,433		Included	6,025.77			Included	21,700.09	35,286		Included	3,038.95
5 28 Testing and commissioning of services	2,159		Included	1,265.20	15,781		Included	21,689.16	28,804		Included	361.48
5 29 Any other works not included above, Contractor to define - Artelia' M&E Prelim @ 8%. Rydon: Working drawings, O&M manuals, temporary services, BWIC mechanical and sub-contractor prelims.	15,195				46,117				14,598			
RWP to serve 4 levels	3,000								10,000			
5 30 Servicing of refuse lobbies fans to roof plant room				n/a				n/a				n/a
5 31 Servicing of toilet extract fans to roof plant room				n/a				n/a				n/a
5 32 Cleaning of main toilet extract system ductwork				n/a				n/a				n/a
5 33 Replacement of final length of ductwork to each bathroom				n/a				9,760.12				n/a
5 34 Provision of new grilles to each bathroom				n/a				8,133.44				n/a
5 35 Water treatment LTHW system				549.24				9,415.49				156.92
5 36 Repair of minor defects to above ground drainage pipework				n/a				n/a				n/a
5 37 Minor repairs to CWS storage tanks (Ditto)				n/a				n/a				n/a
5 38 Replace insulation to CWS storage tanks (ditto)				n/a				n/a				n/a
5 39 Bring non-potable water tanks to potable standard (Ditto)				n/a				n/a				n/a
5 40 Refurbishment & replacement of CWS valves (ditto)				n/a				n/a				n/a
5 41 Strip out heating system currently serving offices at Walkway + 1				n/a				n/a				n/a
Group element total	146,219	83,604	77,557	59,031	589,380	934,383	1,029,853	320,502	121,799	18,298	20,440	14,591
SUB-TOTAL CARRIED FORWARD, £	775,954	370,255	353,899	274,732	881,027	1,417,783	1,272,429	804,601	455,980	227,698	284,915	113,950

Part 5	B1	B1	B1	B1	B2	B2	B2	B2	B3	B3	B3	B3
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	7 units of Social Housing	Rydon	Durkan	Mulalley	Works to existing 20- storey Flats and Common Area/Lift Lobbies and Refuse Chute	Rydon	Durkan	Mulalley	Nursery, Play Area, Meeting Room and Lobbies	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	775,954	370,255	353,899	274,732	881,027	1,417,783	1,272,429	804,601	455,980	227,698	284,915	113,950
7 General Work to Existing Buildings												
7 1 Minor demolition works and alterations and make good				included			21,300	included			3,104	included
7 2 Removal of existing floor, wall and ceiling finishes and make good	107,240		3,919						24,110		3,816	
7 3 Removal of existing roof covering and make good				n/a				n/a				n/a
7 4 Removal of existing windows to receive new windows				n/a				n/a				n/a
7 5 Removal of existing cantilever canopy and make good				n/a				n/a				n/a
7 6 Relocation of any other existing equipment, fixture, etc.				included				included				included
7 7 Repairs to existing services				n/a				n/a				n/a
7 8 DPC / fungus and beetle eradication				n/a				n/a				n/a
7 9 Cleaning existing surfaces				n/a				n/a				n/a
7 10 Renovation works				n/a				n/a				n/a
7 11 Any other works not included above, Contractor to define												
Group element total	107,240		3,919				21,300		24,110		6,920	
8 External works												
8 1 Site preparation works				n/a				n/a				n/a
8 2 Demolition to existing external stepped ramp				n/a				n/a				n/a
8 3 Alteration to existing levels				n/a				n/a				n/a
8 4 Roads, paths and paving				n/a				n/a				n/a
8 5 New safety surface				n/a				n/a				n/a
8 6 Planting and trees				n/a				n/a				n/a
8 7 Fencing, railings and walls and gate				n/a				n/a				n/a
8 8 Realignment of External wall				n/a				n/a				n/a
8 9 New brick wall				n/a				n/a				n/a
8 10 Site/street furniture and equipment				n/a				n/a				n/a
8 11 Cycle stands				n/a				n/a				n/a
8 12 Bollards				n/a				n/a				n/a
8 13 Below Ground Drainage to Buildings				n/a				n/a				n/a
8 14 Drainage to external hard surfacing				n/a				n/a				n/a
8 15 External lightings				n/a				n/a				n/a
8 16 Minor building works and ancillary buildings				n/a				n/a				n/a
8 17 Any other works not included above, Contractor to define												
18 Play equipment				n/a				n/a				n/a
19 Garage doors (3 no.)				n/a				n/a				n/a
Group element total												
9 Facilitating Works												
9 1 Toxic/hazardous material removal				n/a				n/a				n/a
9 2 Asbestos removal based on Asbestos survey in Appendix A				n/a				n/a			6,443	n/a
9 3 Major demolition works, forming floor opening, cut out concrete slab, etc. and make good	8,500		11,467	included				included			336	included
9 4 Take up existing concrete floor slab and make good												
9 5 Demolition to existing staircase and steps and make good			2,556								15,951	
9 6 Demolition of existing stud wall partition and doors and make good												
9 7 Demolition of existing masonry walls and make good			12,303								16,741	
9 8 Removal of existing doors, fittings, etc. and make good			176								1,250	
9 9 Hoarding and protection works											25,000	
9 10 Protection works to existing services located in the main core							6,200					
9 11 Temporary flooring												
9 12 New fire-rated passage				n/a				n/a				n/a
9 13 Temporary stair access from ground to Walkway											20,000	
9 14 Removal of temporary works, temporary stairs, etc.												
9 15 Specialist ground works				n/a				n/a				n/a
9 16 Temporary diversion works				n/a				n/a	10,000			n/a
9 17 Extraordinary site investigation works				n/a				n/a				n/a
9 18 Any other works not included above, Contractor to define												
Group element total	8,500		26,502				6,200		10,000		85,721	
10 B Others												
10 1 Contractor to include here for any other work necessary to fulfil the requirements of the Employer's Requirements (separate list of items to be provided if necessary)												
Group element total												
TOTAL TO CONTRACT SUM ANALYSIS SUMMARY	891,694	370,255	384,320	274,732	881,027	1,417,783	1,299,929	804,601	490,090	227,698	377,555	113,950

Ref	Part 5 PRICING SCHEDULE (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	B4 EMB Offices, Community Meeting Room, Kitchen, Lobbies and Store Room and Staircase	B4 Rydon	B4 Durkan	B4 Mulalley	B5 Boxing Club including toilets and staircase	B5 Rydon	B5 Durkan	B5 Mulalley	B6 Works to Existing Undercroft	B6 Rydon	B6 Durkan	B6 Mulalley
	General Location	Mezzanine and Walkway Level	Mezzanine and Walkway Level	Mezzanine and Walkway Level	Mezzanine and Walkway Level	Walkway Level	Walkway Level	Walkway Level	Walkway Level	Adjacent to Garage area	Adjacent to Garage area	Adjacent to Garage area	Adjacent to Garage area
	Element	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £
1	Substructure												
1 1	Foundations				n/a				n/a				n/a
1 2	Ground floor construction including new tanking, insulation, screed, etc.				n/a				n/a				n/a
1 3	Any other works not included above, Contractor to define				n/a				n/a				n/a
	Group element total												
2	Superstructure												
2 1	Frame			26,702	included				included				n/a
2 2	Lower floors - steelwork and composite deck infill			10,577	included				included				n/a
2 3	Core Alterations			7,364	included				included				n/a
2 4	Upper floors - including infill slab and concrete up stand			30,938	included	27,020			included				n/a
2 5	Roof including new insulation and roof covering				n/a				n/a				n/a
2 6	Decorative screen/cladding to roof				n/a				n/a				n/a
2 7	New entrance canopy and steel pergola				n/a				n/a				n/a
2 8	Stairs, steps and ramps including balustrading & handrails			12,159	24,932.94				n/a				n/a
2 9	Internal staircase				n/a				n/a				n/a
2 10	External walls - new enclosure to Tower	15,316			n/a	100,184			n/a				n/a
2 11	New Zinc cladding including necessary support, insulation, etc. to façade of Tower				n/a				n/a				n/a
2 12	New curtain walling system including secondary steel frame, insulation etc. to façade of Tower				n/a				n/a				n/a
2 13	New render including insulation, inner leaf etc. to façade of Tower				n/a				n/a				n/a
2 14	New brickwork to façade of Tower				n/a				n/a				n/a
2 15	Windows including ironmongery				n/a				n/a				n/a
2 16	Windows cill/board			400	n/a			565	n/a				n/a
2 17	External doors, ironmongery				n/a				n/a				n/a
2 18	Internal walls and partitions, glazed screens	15,075	115,305	12,245	36,241.61	12,950	132,482	7,158	10,116.21				n/a
2 19	Wall board with acoustic lining	14,000		2,623	n/a	11,950		1,661	n/a				n/a
2 20	Internal doors, ironmongery	8,000		18,576	10,787.73	1,400		3,498	2,643.80				n/a
2 21	Roller shutters				n/a				n/a				n/a
2 22	Any other works not included above: <i>Works to existing Lifts</i>												
	Group element total	52,391	115,305	121,583	71,962	153,504	132,482	12,882	12,760				
3	Internal finishes												
3 1	Wall finishes	1,860	2,498	24,716	260.63	10,540	31,350	3,229	1,243.13				n/a
3 2	Floor finishes	3,825		14,324	30,117.15	21,675		22,469	42,811.89				n/a
3 3	Ceiling finishes	5,788		8,117	9,917.19	32,798			n/a	27,165	10,454		n/a
3 4	Plasterboard bulkhead			243									
3 5	Services encasement/boxing up			1,185	3,896.14				1,330.59				n/a
3 6	Making good to plastering including filling in holes that fit for redecorating				included				included				n/a
3 7	Any other works not included above: <i>Internal fittings such as Sanitary Wares, doors & Ironmongery</i>												
8	Decorating				3,127.56				2,241.42				n/a
	Group element total	11,473	2,498	48,584	47,319	65,013	31,350	25,698	47,627	27,165	10,454		
4	Fittings, furnishings and equipment												
4 1	General fittings, furnishings and equipment	12,228		6,992	24,526.20	24,000		8,395	1,868.61				n/a
4 2	Blinds			2,895	5,024.95				n/a				n/a
4 3	Special fittings, furnishings and equipment				n/a				n/a				n/a
4 4	New hopper in refuse chute			3,300	n/a				n/a				n/a
4 5	Any other works not included above, Contractor to define												
6	WC cubicles, vanity units, duct panels, benching etc.				515.92				4,389.27				n/a
	Group element total	12,228		13,187	30,067	24,000		8,395	6,258				
	SUB-TOTAL CARRIED FORWARD, £	76,092	117,803	183,354	149,348	242,517	163,832	46,975	66,645	27,165	10,454		

Part 5	B4	B4	B4	B4	B5	B5	B5	B5	B6	B6	B6	B6
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	EMB Offices, Community Meeting Room, Kitchen, Lobbies and Store Room and Staircase	Rydon	Durkan	Mulalley	Boxing Club including toilets and staircase	Rydon	Durkan	Mulalley	Works to Existing Undercroft	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	76,092	117,803	183,354	149,348	242,517	163,832	46,975	66,645	27,165	10,454		
5 Services												
5 1 Sanitary appliances			587	3,236.12			6,934	2,725.15				n/a
5 2 Disposal installations	473			included	2,678			included				n/a
Electrical Installations												
5 3 Cap off existing services			12,635	n/a			1,000	n/a				n/a
5 4 Removal of Redundant, strip out of existing Services			Included	919.90			Included	659.63				included
5 5 Modification work/relocation of existing Electrical Services			Included	n/a			Included	included				included
5 6 Temporary works packages for the services			Included	n/a			Included	included				n/a
5 7 Main and Sub-Main Distribution		5,775	Included	4,543.95			Included	2,674.12				n/a
5 8 Cable Tray and Trunking Installations			Included	2,627.35			Included	962.54				n/a
5 9 General Lighting	17,762	Included	Included	16,064.13	22,152	Included	Included	14,935.44				4,484.09
5 10 Emergency Lighting	3,500		Included	included	3,750		Included	included				n/a
5 11 Relocation of existing Lighting			Included	n/a			Included	included				n/a
5 12 General Purpose Power and Ancillary Power Installations	8,900		Included	5,196.58	9,480		Included	938.29				n/a
5 13 Controls and Electrical Wirings			Included	n/a			Included	n/a				n/a
5 14 Fire Detection and Alarm Systems	2,150	5,263	Included	4,640.86	7,110		Included	n/a				n/a
5 15 Access Control Installation and Entry Phone			Included	4,009.37			Included	3,876.09				n/a
5 16 Facilities for the disabled			Included	n/a			Included	n/a				n/a
5 17 CCTV Installation			Included	n/a			Included	n/a				n/a
5 18 Extension of the Communal TV system			Included	n/a			Included	n/a				n/a
5 19 TV and Communal Satellite			Included	n/a			Included	n/a				n/a
5 20 Containment for Telephone and Data Wiring	3,298		Included	n/a	3,034		Included	included				n/a
5 21 Voice and Data Installation			Included	n/a	3,956		Included	n/a				n/a
5 22 Disabled Toilet Alarm Systems			Included	n/a			Included	513.26				n/a
5 23 Earthing and Bonding Installation			Included	included			Included	included				included
5 24 Lightning Protection System			Included	n/a			Included	n/a				n/a
5 25 ICT/Building Management System			Included	n/a	9,660		Included	n/a				n/a
5 26 Design of the Electrical Engineering Services	527		Included	n/a	Included in Mech		Included	n/a				n/a
5 27 Provision of working drawings, record drawings and maintenance manual etc.			Included	included			Included	included				included
5 28 Any other works not included above, Sub-contractor Preliminaries												
Group element total	36,610	11,038	13,222	41,238	61,820		7,934	27,285				4,484
SUB-TOTAL CARRIED FORWARD, £	112,702	128,841	196,577	190,586	304,336	163,832	54,909	93,929	27,165	10,454		4,484

Part 5	B4	B4	B4	B4	B5	B5	B5	B5	B6	B6	B6	B6
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	EMB Offices, Community Meeting Room, Kitchen, Lobbies and Store Room and Staircase	Rydon	Durkan	Mulalley	Boxing Club including toilets and staircase	Rydon	Durkan	Mulalley	Works to Existing Undercroft	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	112,702	128,841	196,577	190,586	304,336	163,832	54,909	93,929	27,165	10,454		4,484
Mechanical Services												
5 1 Cap off existing services				21,692	n/a			19,396	n/a			n/a
5 2 Removal of Redundant, strip out of existing Services	1,380			Included	n/a	7,820		Included	n/a			n/a
5 3 Modification works/relocation of existing Mechanical Services				Included	n/a			Included	n/a			n/a
5 4 Dry Riser				Included	n/a			Included	n/a			n/a
5 5 Isolation arrangement for heating primaries: 2 branches serving 3 flats each				Included	n/a			Included	n/a			n/a
5 6 Temporary works packages for the services				Included	n/a			Included	n/a			n/a
5 7 Heating Plant (inc Flues, Pressurisation etc.)		4,302		Included	n/a		3,310	Included	n/a			n/a
5 8 Hot Water Installation	2,400	568		Included	2,576.89	6,000	683	Included	2,170.02			n/a
5 9 Heating Installation	14,830	11,411		Included	4,856.98	13,070	11,016	Included	4,153.40			n/a
5 10 Main Controls Installation for Low Temperature Hot Water Heating with Local 'stand-alone' controls	900			Included	n/a	500		Included	n/a			n/a
5 11 One Large Radiator in Living room, none in Kitchen and associated redecoration works				Included	1,149.14			Included	1,775.95			n/a
5 12 Remote wireless operated metering (for heat metering)				Included	186.54			Included	373.06			n/a
5 13 Natural Gas Installations				Included	n/a			Included	n/a			n/a
5 14 New boiler plant with standard sub-meter - for gas				Included	n/a			Included	n/a			n/a
5 15 Mains Cold Water Installation	2,300	1,231		Included	n/a	5,100	1,430	Included	n/a			n/a
5 16 Isolation to existing Water Tanks	15			Included	n/a	15		Included	n/a			n/a
5 17 Sterilization of Water Services				Included	29.32			Included	58.62			n/a
5 18 Mechanical Ventilation systems	7,460	2,476		Included	n/a	6,000	1,332	Included	928.16			n/a
5 19 Mechanical Extract/Ventilation systems in Basement				Included	n/a			Included	n/a			n/a
5 20 Mechanical Services Wiring Requirement Installation				Included	n/a			Included	n/a			n/a
5 21 Smoke extract system				Included	n/a			Included	n/a			n/a
5 22 Alteration works to main foul drainage				Included	n/a			Included	n/a			n/a
5 23 Sanitary plumbing/Above Ground Drainage	203			Included	2,637.04	1,148		Included	2,220.68			n/a
5 24 Design of Mechanical Engineering Services	2,416			Included	Preliminaries	3,810		Included	Preliminaries			n/a
5 25 Provision of working drawings, record drawings and maintenance manual etc.	1,658			Included	included	1,600		Included	included			n/a
5 26 Temporary services				Included	n/a			Included	n/a			n/a
5 27 B.W.I.C with services including forming holes, etc	2,660			Included	2,611.52	15,073		Included	1,949.52			224.14
5 28 Testing and commissioning of services	2,415			Included	180.75	2,286		Included	361.48			n/a
5 29 Any other works not included above, Contractor to define - Artelia' M&E Prelim @ 8%. Rydon: Working drawings, O&M manuals, temporary services, BWIC mechanical and sub-contractor prelims.	6,020					10,719						
RWP to serve 4 levels						9,750						
<i>Servicing of refuse lobbies fans to roof plant room</i>					n/a				n/a			n/a
<i>Servicing of toilet extract fans to roof plant room</i>					n/a				n/a			n/a
<i>Cleaning of main toilet extract system ductwork</i>					n/a				n/a			n/a
<i>Replacement of final length of ductwork to each bathroom</i>					n/a				n/a			n/a
<i>Provision of new grilles to each bathroom</i>					n/a				n/a			n/a
<i>Water treatment LTHW system</i>					78.46				156.92			n/a
<i>Repair of minor defects to above ground drainage pipework</i>					n/a				n/a			n/a
<i>Minor repairs to CWS storage tanks (Ditto)</i>					n/a				n/a			n/a
<i>Replace insulation to CWS storage tanks (ditto)</i>					n/a				n/a			n/a
<i>Bring non-potable water tanks to potable standard (Ditto)</i>					n/a				n/a			n/a
<i>Refurbishment & replacement of CWS valves (ditto)</i>					n/a				n/a			n/a
<i>Strip out heating system currently serving offices at Walkway + 1</i>					n/a				n/a			n/a
Group element total	44,656	19,988	21,692	14,307	82,891	17,771	19,396	14,148				224
SUB-TOTAL CARRIED FORWARD, £	157,359	148,829	218,268	204,893	387,227	181,603	74,306	108,077	27,165	10,454		4,708

Part 5	B4	B4	B4	B4	B5	B5	B5	B5	B6	B6	B6	B6
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	EMB Offices, Community Meeting Room, Kitchen, Lobbies and Store Room and Staircase	Rydon	Durkan	Mulalley	Boxing Club including toilets and staircase	Rydon	Durkan	Mulalley	Works to Existing Undercroft	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	157,359	148,829	218,268	204,893	387,227	181,603	74,306	108,077	27,165	10,454		4,708
7 General Work to Existing Buildings												
7 1 Minor demolition works and alterations and make good			3,887	included			4,017	included				n/a
7 2 Removal of existing floor, wall and ceiling finishes and make good	22,110		1,500		22,110		561				280	
7 3 Removal of existing roof covering and make good				n/a				n/a				n/a
7 4 Removal of existing windows to receive new windows				n/a				n/a				n/a
7 5 Removal of existing cantilever canopy and make good				n/a				n/a				n/a
7 6 Relocation of any other existing equipment, fixture, etc.				included				included				n/a
7 7 Repairs to existing services				n/a				n/a				n/a
7 8 DPC / fungus and beetle eradication				n/a				n/a				n/a
7 9 Cleaning existing surfaces				n/a				n/a				n/a
7 10 Renovation works				n/a				n/a			24,092	n/a
7 11 Any other works not included above, Contractor to define												
Group element total	22,110		5,387		22,110		4,578				24,372	
8 External works												
8 1 Site preparation works				n/a				n/a				n/a
8 2 Demolition to existing external stepped ramp				n/a				n/a				n/a
8 3 Alteration to existing levels				n/a				n/a				n/a
8 4 Roads, paths and paving				n/a				n/a				n/a
8 5 New safety surface				n/a				n/a				n/a
8 6 Planting and trees				n/a				n/a				n/a
8 7 Fencing, railings and walls and gate				n/a				n/a				n/a
8 8 Realignment of External wall				n/a				n/a				n/a
8 9 New brick wall				n/a				n/a				n/a
8 10 Site/street furniture and equipment				n/a				n/a				n/a
8 11 Cycle stands				n/a				n/a				n/a
8 12 Bollards				n/a				n/a				n/a
8 13 Below Ground Drainage to Buildings				n/a				n/a				n/a
8 14 Drainage to external hard surfacing				n/a				n/a				n/a
8 15 External lightings				n/a				n/a	32,835			n/a
8 16 Minor building works and ancillary buildings				n/a				n/a				n/a
8 17 Any other works not included above, Contractor to define				n/a				n/a				n/a
18 Play equipment				n/a				n/a				n/a
19 Garage doors (3 no.)				n/a				n/a				n/a
Group element total									32,835			
9 Facilitating Works												
9 1 Toxic/hazardous material removal				n/a				n/a				n/a
9 2 Asbestos removal based on Asbestos survey in Appendix A				n/a			3,400	n/a				n/a
9 3 Major demolition works, forming floor opening, cut out concrete slab, etc. and make good	5,000		1,229	194,871.33	5,000		200	included				n/a
9 4 Take up existing concrete floor slab and make good												
9 5 Demolition to existing staircase and steps and make good												
9 6 Demolition of existing stud wall partition and doors and make good												
9 7 Demolition of existing masonry walls and make good			6,508				4,792					
9 8 Removal of existing doors, fittings, etc. and make good			150				210					
9 9 Hoarding and protection works												
9 10 Protection works to existing services located in the main core												
9 11 Temporary flooring												
9 12 New fire-rated passage				n/a				n/a				n/a
9 13 Temporary stair access from ground to Walkway												
9 14 Removal of temporary works, temporary stairs, etc.												
9 15 Specialist ground works				n/a				n/a				n/a
9 16 Temporary diversion works				n/a				n/a				n/a
9 17 Extraordinary site investigation works				n/a				n/a				n/a
9 18 Any other works not included above, Contractor to define												
Group element total	5,000		7,887	194,871	11,600		8,602					
10 B Others												
10 1 Contractor to include here for any other work necessary to fulfil the requirements of the Employer's Requirements (separate list of items to be provided if necessary)												
Group element total												
TOTAL TO CONTRACT SUM ANALYSIS SUMMARY	184,469	148,829	231,543	399,764	420,937	181,603	87,486	108,077	60,000	10,454	24,372	4,708

Part 5		B7	B7	B7	B7	B8	B8	B8	B8	B9	B9	B9	B9
Ref	PRICING SCHEDULE (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	Central Mechanical and Electrical Services	Rydon	Durkan	Mulalley	External Façade (new wall, cladding, windows, curtain walling)	Rydon	Durkan	Mulalley	Works to existing Garage	Rydon	Durkan	Mulalley
	General Location	Entire Tower	Entire Tower	Entire Tower	Entire Tower	Entire Tower	Entire Tower	Entire Tower	Entire Tower	Ground floor	Ground floor	Ground floor	Ground floor
	Element	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £
1	Substructure												
1 1	Foundations				n/a			9,090	included				n/a
1 2	Ground floor construction including new tanking, insulation, screed, etc.				n/a				41,700.86				n/a
1 3	Any other works not included above, Contractor to define				n/a				included				n/a
	Group element total							9,090	41,701				
2	Superstructure												
2 1	Frame				n/a				n/a				n/a
2 2	Lower floors - steelwork and composite deck infill				n/a				n/a				n/a
2 3	Core Alterations				n/a				n/a				n/a
2 4	Upper floors - including infill slab and concrete up stand				n/a				n/a				n/a
2 5	Roof including new insulation and roof covering				n/a			7,227	n/a				n/a
2 6	Decorative screen/cladding to roof				n/a	60,000			included				n/a
2 7	New entrance canopy and steel pergola				n/a	20,000	12,346	15,580	included				n/a
2 8	Stairs, steps and ramps including balustrading & handrails				n/a			900					
2 9	Internal staircase				n/a				included				n/a
2 10	External walls - new enclosure to Tower				n/a			118,743	included				n/a
2 11	New Zinc cladding including necessary support, insulation, etc. to façade of Tower				n/a	1,125,250	1,312,617	1,500,052	1,666,084.49				n/a
2 12	New curtain walling system including secondary steel frame, insulation etc. to façade of Tower				n/a	227,250	473,003	125,203	131,923.52				n/a
2 13	New render including insulation, inner leaf etc. to façade of Tower				n/a	58,200			n/a				n/a
2 14	New brickwork to façade of Tower				n/a	77,393			n/a				n/a
2 15	Windows including ironmongery				n/a	996,870	1,491,195	1,811,763	1,701,480.37				n/a
2 16	Windows cill/board				n/a		474,352		486,408.45				n/a
2 17	External doors, ironmongery				n/a			8,614	6,742.10			6,624	n/a
2 18	Internal walls and partitions, glazed screens				n/a								n/a
2 19	Wall board with acoustic lining				n/a				n/a				n/a
2 20	Internal doors, ironmongery				n/a				n/a				n/a
2 21	Roller shutters				n/a				23,881.76				n/a
2 22	Any other works not included above: <i>Works to existing Lifts</i>				n/a								n/a
	Group element total					2,564,963	3,763,513	3,588,082	4,016,521			6,624	
3	Internal finishes												
3 1	Wall finishes				n/a				n/a				n/a
3 2	Floor finishes				n/a				n/a				n/a
3 3	Ceiling finishes				n/a				n/a				n/a
3 4	Plasterboard bulkhead				n/a				n/a				n/a
3 5	Services encasement/boxing up				n/a				n/a				n/a
3 6	Making good to plastering including filling in holes that fit for redecorating				n/a				n/a				n/a
3 7	Any other works not included above: <i>Internal fittings such as Sanitary Wares, doors & Ironmongery</i>				n/a				n/a				n/a
8	Decorating				n/a				n/a				n/a
	Group element total												
4	Fittings, furnishings and equipment												
4 1	General fittings, furnishings and equipment				n/a				n/a				n/a
4 2	Blinds				n/a				n/a				n/a
4 3	Special fittings, furnishings and equipment				n/a			12,500	n/a				n/a
4 4	New hopper in refuse chute				n/a				n/a				n/a
4 5	Any other works not included above, Contractor to define				n/a				n/a				n/a
6	WC cubicles, vanity units, duct panels, benching etc.				n/a				n/a				n/a
	Group element total							12,500					
	SUB-TOTAL CARRIED FORWARD, £					2,564,963	3,763,513	3,609,672	4,058,222			6,624	

Part 5	B7	B7	B7	B7	B8	B8	B8	B8	B9	B9	B9	B9
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	Central Mechanical and Electrical Services	Rydon	Durkan	Mulalley	External Façade (new wall, cladding, windows, curtain walling)	Rydon	Durkan	Mulalley	Works to existing Garage	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £					2,564,963	3,763,513	3,609,672	4,058,222			6,624	
5 Services												
5 1 Sanitary appliances	19,471			n/a				n/a				n/a
5 2 Disposal installations	15,090			included				n/a				n/a
Electrical Installations												
5 3 Cap off existing services	50,000	3,526	156,887	included				n/a				n/a
5 4 Removal of Redundant, strip out of existing Services	25,000	7,052	Included	4,293.14				n/a				n/a
5 5 Modification work/relocation of existing Electrical Services	40,000	17,628	Included	n/a				n/a				n/a
5 6 Temporary works packages for the services		10,425	Included	2,210.07				n/a				n/a
5 7 Main and Sub-Main Distribution	18,760	4,427	Included	7,702.26				n/a				n/a
5 8 Cable Tray and Trunking Installations		10,549	Included	n/a				n/a				n/a
5 9 General Lighting	26,850		Included	n/a				included				n/a
5 10 Emergency Lighting	2,500		Included	n/a				n/a				n/a
5 11 Relocation of existing Lighting	45,496		Included	n/a				n/a				n/a
5 12 General Purpose Power and Ancillary Power Installations	11,030	4,369	Included	n/a				n/a				n/a
5 13 Controls and Electrical Wirings			Included	22,918.65				n/a				n/a
5 14 Fire Detection and Alarm Systems	17,090	23,071	Included	n/a				n/a				n/a
5 15 Access Control Installation and Entry Phone	123,773	38,448	Included	n/a				n/a				n/a
5 16 Facilities for the disabled			Included	n/a				n/a				n/a
5 17 CCTV Installation	50,000	8,225	Included	9,115.30				n/a				n/a
5 18 Extension of the Communal TV system		4,048	Included	n/a				n/a				n/a
5 19 TV and Communal Satellite	11,000		Included	n/a				n/a				n/a
5 20 Containment for Telephone and Data Wiring		1,749	Included	n/a				n/a				n/a
5 21 Voice and Data Installation		10,730	Included	n/a				n/a				n/a
5 22 Disabled Toilet Alarm Systems			Included	n/a				n/a				n/a
5 23 Earthing and Bonding Installation		1,777	Included	n/a				n/a				n/a
5 24 Lightning Protection System		985	Included	n/a				15,637.82				n/a
5 25 ICT/Building Management System			Included	n/a				n/a				n/a
5 26 Design of the Electrical Engineering Services	Included in Mech	8,912	Included	n/a				n/a				n/a
5 27 Provision of working drawings, record drawings and maintenance manual etc.		6,748	Included	included				n/a				n/a
5 28 Any other works not included above, Sub-contractor Preliminaries		24,762										
Group element total	456,060	187,431	156,887	46,239				15,638				
SUB-TOTAL CARRIED FORWARD, £	456,060	187,431	156,887	46,239	2,564,963	3,763,513	3,609,672	4,073,859			6,624	

Part 5	B7	B7	B7	B7	B8	B8	B8	B8	B9	B9	B9	B9
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	Central Mechanical and Electrical Services	Rydon	Durkan	Mulalley	External Façade (new wall, cladding, windows, curtain walling)	Rydon	Durkan	Mulalley	Works to existing Garage	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	456,060	187,431	156,887	46,239	2,564,963	3,763,513	3,609,672	4,073,859				6,624
Mechanical Services												
5 1 Cap off existing services		2,447	927,190	n/a				n/a				n/a
5 2 Removal of Redundant, strip out of existing Services		18,006	Included	23,646.89				n/a				n/a
5 3 Modification works/relocation of existing Mechanical Services	30,000	3,877	Included	5,212.61				n/a				n/a
5 4 Dry Riser	11,120		Included	8,260.67				n/a				n/a
5 5 Isolation arrangement for heating primaries: 2 branches serving 3 flats each		Included	Included	included				n/a				n/a
5 6 Temporary works packages for the services		2,883	Included	n/a				n/a				n/a
5 7 Heating Plant (inc Flues, Pressurisation etc.)	715,074	106,670	Included	160,266.79				n/a				n/a
5 8 Hot Water Installation	Included above		Included	n/a				n/a				n/a
5 9 Heating Installation	60,000	77,488	Included	573,283.13				n/a				n/a
5 10 Main Controls Installation for Low Temperature Hot Water Heating with Local 'stand-alone' controls	30,000	93,056	Included	28,653.71				n/a				n/a
5 11 One Large Radiator in Living room, none in Kitchen and associated redecoration works			Included	n/a				n/a				n/a
5 12 Remote wireless operated metering (for heat metering)	50,000		Included	n/a				n/a				n/a
5 13 Natural Gas Installations	49,550	11,742	Included	3,062.91				n/a				n/a
5 14 New boiler plant with standard sub-meter - for gas		46,854	Included	included				n/a				n/a
5 15 Mains Cold Water Installation	121,525	54,671	Included	225,067.87				n/a				n/a
5 16 Isolation to existing Water Tanks		1,594	Included	included				n/a				n/a
5 17 Sterilization of Water Services		4,830	Included	n/a				n/a				n/a
5 18 Mechanical Ventilation systems	29,500	22,988	Included	n/a				n/a				n/a
5 19 Mechanical Extract/Ventilation systems in Basement	13,500	18,776	Included	12,773.54				n/a				n/a
5 20 Mechanical Services Wiring Requirement Installation		Included	Included	included				n/a				n/a
5 21 Smoke extract system	198,300	84,675	Included	235,209.69				n/a				n/a
5 22 Alteration works to main foul drainage		14,692	Included	13,072.03				n/a				n/a
5 23 Sanitary plumbing/Above Ground Drainage		1,004	Included	n/a				n/a				n/a
5 24 Design of Mechanical Engineering Services	45,185	62,110	Included	Preliminaries				n/a				N/A
5 25 Provision of working drawings, record drawings and maintenance manual etc.	28,706	Included	Included	included				n/a				N/A
5 26 Temporary services	50,000	Included	Included	n/a				n/a				n/a
5 27 B.W.I.C with services including forming holes, etc	71,697		Included	67,852.51				n/a				n/a
5 28 Testing and commissioning of services	27,339	83,141	Included	5,945.49				n/a				n/a
5 29 Any other works not included above, Contractor to define - Artelia' M&E Prelim @ 8%. Rydon: Working drawings, O&M manuals, temporary services, BWIC mechanical and sub-contractor prelims.	160,204	317,792										
RWP to serve 4 levels	15,000											
5 30 Servicing of refuse lobbies fans to roof plant room				1,189.10				n/a				n/a
5 31 Servicing of toilet extract fans to roof plant room				3,567.30				n/a				n/a
5 32 Cleaning of main toilet extract system ductwork				17,693.79				n/a				n/a
5 33 Replacement of final length of ductwork to each bathroom				n/a				n/a				n/a
5 34 Provision of new grilles to each bathroom				n/a				n/a				n/a
5 35 Water treatment LTHW system				903.72				n/a				n/a
5 36 Repair of minor defects to above ground drainage pipework				1,042.52				n/a				n/a
5 37 Minor repairs to CWS storage tanks (Ditto)				1,042.52				n/a				n/a
5 38 Replace insulation to CWS storage tanks (ditto)				2,085.04				n/a				n/a
5 39 Bring non-potable water tanks to potable standard (Ditto)				2,085.04				n/a				n/a
5 40 Refurbishment & replacement of CWS valves (ditto)				2,085.04				n/a				n/a
5 41 Strip out heating system currently serving offices at Walkway + 1				3,127.56				n/a				n/a
Group element total	1,706,700	1,029,296	927,190	1,397,129								
SUB-TOTAL CARRIED FORWARD, £	2,162,760	1,216,727	1,084,077	1,443,369	2,564,963	3,763,513	3,609,672	4,073,859				6,624

Part 5	B7	B7	B7	B7	B8	B8	B8	B8	B9	B9	B9	B9
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	Central Mechanical and Electrical Services	Rydon	Durkan	Mulalley	External Façade (new wall, cladding, windows, curtain walling)	Rydon	Durkan	Mulalley	Works to existing Garage	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	2,162,760	1,216,727	1,084,077	1,443,369	2,564,963	3,763,513	3,609,672	4,073,859			6,624	
7 General Work to Existing Buildings												
7 1 Minor demolition works and alterations and make good				n/a			220	n/a	10,000			n/a
7 2 Removal of existing floor, wall and ceiling finishes and make good												
7 3 Removal of existing roof covering and make good				n/a				n/a				n/a
7 4 Removal of existing windows to receive new windows				n/a	23,500	66,784	55,176	83,479.09				n/a
7 5 Removal of existing cantilever canopy and make good				n/a	15,000		3,960	included				n/a
7 6 Relocation of any other existing equipment, fixture, etc.				n/a	3,000			included				n/a
7 7 Repairs to existing services				n/a				n/a				n/a
7 8 DPC / fungus and beetle eradication				n/a				n/a				n/a
7 9 Cleaning existing surfaces				n/a				n/a				n/a
7 10 Renovation works				n/a				5,212.61			1,254	n/a
7 11 Any other works not included above, Contractor to define												
Group element total					41,500	66,784	59,356	88,692	10,000		1,254	
8 External works												
8 1 Site preparation works				n/a				included				n/a
8 2 Demolition to existing external stepped ramp				n/a				included				n/a
8 3 Alteration to existing levels				n/a				included				n/a
8 4 Roads, paths and paving				n/a				included				n/a
8 5 New safety surface				n/a				included				n/a
8 6 Planting and trees				n/a				included				n/a
8 7 Fencing, railings and walls and gate				n/a				included				n/a
8 8 Realignment of External wall				n/a				included				n/a
8 9 New brick wall				n/a				included			11,489	n/a
8 10 Site/street furniture and equipment				n/a				included			10,900	n/a
8 11 Cycle stands				n/a				included				n/a
8 12 Bollards				n/a				included				n/a
8 13 Below Ground Drainage to Buildings				n/a				included				n/a
8 14 Drainage to external hard surfacing				n/a				included				n/a
8 15 External lightings	30,000			n/a			11,907	included				n/a
8 16 Minor building works and ancillary buildings				n/a				included		37,781		n/a
8 17 Any other works not included above, Contractor to define												
18 <i>Play equipment</i>				n/a				included				n/a
19 <i>Garage doors (3 no.)</i>				n/a				included				n/a
Group element total	30,000						11,907			37,781	22,389	
9 Facilitating Works												
9 1 Toxic/hazardous material removal				n/a				7,818.91				n/a
9 2 Asbestos removal based on Asbestos survey in Appendix A				n/a				n/a				n/a
9 3 Major demolition works, forming floor opening, cut out concrete slab, etc. and make good			200	n/a				n/a				n/a
9 4 Take up existing concrete floor slab and make good												
9 5 Demolition to existing staircase and steps and make good												
9 6 Demolition of existing stud wall partition and doors and make good												
9 7 Demolition of existing masonry walls and make good							5,400					
9 8 Removal of existing doors, fittings, etc. and make good							85				250	
9 9 Hoarding and protection works												
9 10 Protection works to existing services located in the main core												
9 11 Temporary flooring												
9 12 New fire-rated passage				n/a				n/a				n/a
9 13 Temporary stair access from ground to Walkway												
9 14 Removal of temporary works, temporary stairs, etc.												
9 15 Specialist ground works				n/a				n/a				n/a
9 16 Temporary diversion works				n/a				n/a				n/a
9 17 Extraordinary site investigation works				n/a				n/a				n/a
9 18 Any other works not included above, Contractor to define												
Group element total			200				5,485	7,819			250	
10 B Others												
10 1 Contractor to include here for any other work necessary to fulfil the requirements of the Employer's Requirements (separate list of items to be provided if necessary)												
Group element total												
TOTAL TO CONTRACT SUM ANALYSIS SUMMARY	2,192,760	1,216,727	1,084,277	1,443,369	2,606,463	3,830,297	3,686,420	4,170,370	10,000	37,781	30,517	



Part 5		B10	B10	B10	B10	B11	B11	B11	B11
Ref	PRICING SCHEDULE (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	Works to Basement	Rydon	Durkan	Mulalley	External & Landscaping Works	Rydon	Durkan	Mulalley
	General Location	Basement	Basement	Basement	Basement	Ground floor - external	Ground floor - external	Ground floor - external	Ground floor - external
	Element	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £	Total Cost of Element £
1	Substructure								
1 1	Foundations				n/a				n/a
1 2	Ground floor construction including new tanking, insulation, screed, etc.				n/a				n/a
1 3	Any other works not included above, Contractor to define				n/a				n/a
	Group element total								
2	Superstructure								
2 1	Frame				n/a				n/a
2 2	Lower floors - steelwork and composite deck infill				n/a				n/a
2 3	Core Alterations				n/a				n/a
2 4	Upper floors - including infill slab and concrete up stand				n/a				n/a
2 5	Roof including new insulation and roof covering				n/a				n/a
2 6	Decorative screen/cladding to roof				n/a				n/a
2 7	New entrance canopy and steel pergola				n/a				n/a
2 8	Stairs, steps and ramps including balustrading & handrails								
2 9	Internal staircase				n/a				n/a
2 10	External walls - new enclosure to Tower				n/a				n/a
2 11	New Zinc cladding including necessary support, insulation, etc. to façade of Tower				n/a				n/a
2 12	New curtain walling system including secondary steel frame, insulation etc. to façade of Tower				n/a				n/a
2 13	New render including insulation, inner leaf etc. to façade of Tower				n/a				n/a
2 14	New brickwork to façade of Tower				n/a				n/a
2 15	Windows including ironmongery				n/a				n/a
2 16	Windows cill/board				n/a				n/a
2 17	External doors, ironmongery				n/a				n/a
2 18	Internal walls and partitions, glazed screens								n/a
2 19	Wall board with acoustic lining				n/a				n/a
2 20	Internal doors, ironmongery				n/a				n/a
2 21	Roller shutters				n/a				n/a
2 22	Any other works not included above: <i>Works to existing Lifts</i>								
	Group element total								
3	Internal finishes								
3 1	Wall finishes				n/a				n/a
3 2	Floor finishes				n/a				n/a
3 3	Ceiling finishes				n/a				45,899.66
3 4	Plasterboard bulkhead								
3 5	Services encasement/boxing up				n/a				n/a
3 6	Making good to plastering including filling in holes that fit for redecorating				n/a				n/a
3 7	Any other works not included above: <i>Internal fittings such as Sanitary Wares, doors & Ironmongery</i>								
8	Decorating				n/a				n/a
	Group element total								45,900
4	Fittings, furnishings and equipment								
4 1	General fittings, furnishings and equipment				n/a				n/a
4 2	Blinds				n/a				n/a
4 3	Special fittings, furnishings and equipment				n/a				n/a
4 4	New hopper in refuse chute				n/a				n/a
4 5	Any other works not included above, Contractor to define								
6	WC cubicles, vanity units, duct panels, benching etc.				n/a				n/a
	Group element total								
	SUB-TOTAL CARRIED FORWARD, £								45,900



Part 5	B10	B10	B10	B10	B11	B11	B11	B11
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	Works to Basement	Rydon	Durkan	Mulalley	External & Landscaping Works	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £								45,900
5 Services								
5 1 Sanitary appliances				n/a				n/a
5 2 Disposal installations				n/a				n/a
Electrical Installations								
5 3 Cap off existing services				n/a				n/a
5 4 Removal of Redundant, strip out of existing Services				n/a				n/a
5 5 Modification work/relocation of existing Electrical Services				n/a				n/a
5 6 Temporary works packages for the services				n/a				n/a
5 7 Main and Sub-Main Distribution				n/a				1,869.83
5 8 Cable Tray and Trunking Installations				n/a				n/a
5 9 General Lighting				n/a		19,574		14,795.13
5 10 Emergency Lighting				n/a				n/a
5 11 Relocation of existing Lighting				n/a				n/a
5 12 General Purpose Power and Ancillary Power Installations				n/a				575.05
5 13 Controls and Electrical Wirings				n/a				n/a
5 14 Fire Detection and Alarm Systems				n/a				n/a
5 15 Access Control Installation and Entry Phone				n/a				n/a
5 16 Facilities for the disabled				n/a				n/a
5 17 CCTV Installation				n/a				n/a
5 18 Extension of the Communal TV system				n/a				n/a
5 19 TV and Communal Satellite				n/a				n/a
5 20 Containment for Telephone and Data Wiring				n/a				n/a
5 21 Voice and Data Installation				n/a				n/a
5 22 Disabled Toilet Alarm Systems				n/a				n/a
5 23 Earthing and Bonding Installation				n/a				n/a
5 24 Lightning Protection System				n/a				n/a
5 25 ICT/Building Management System				n/a				n/a
5 26 Design of the Electrical Engineering Services				n/a				n/a
5 27 Provision of working drawings, record drawings and maintenance manual etc.				n/a				n/a
5 28 Any other works not included above, <i>Sub-contractor Preliminaries</i>								
Group element total						19,574		17,240
SUB-TOTAL CARRIED FORWARD, £						19,574		63,140



Part 5	B10	B10	B10	B10	B11	B11	B11	B11
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	Works to Basement	Rydon	Durkan	Mulalley	External & Landscaping Works	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £						19,574		63,140
Mechanical Services								
5 1 Cap off existing services				n/a				n/a
5 2 Removal of Redundant, strip out of existing Services				n/a				n/a
5 3 Modification works/relocation of existing Mechanical Services				n/a				n/a
5 4 Dry Riser				n/a				n/a
5 5 Isolation arrangement for heating primaries: 2 branches serving 3 flats each				n/a				n/a
5 6 Temporary works packages for the services				n/a				n/a
5 7 Heating Plant (inc Flues, Pressurisation etc.)				n/a				n/a
5 8 Hot Water Installation				n/a				n/a
5 9 Heating Installation				n/a				n/a
5 10 Main Controls Installation for Low Temperature Hot Water Heating with Local 'stand-alone' controls				n/a				n/a
5 11 One Large Radiator in Living room, none in Kitchen and associated redecoration works				n/a				n/a
5 12 Remote wireless operated metering (for heat metering)				n/a				n/a
5 13 Natural Gas Installations				n/a				n/a
5 14 New boiler plant with standard sub-meter - for gas				n/a				n/a
5 15 Mains Cold Water Installation				n/a				n/a
5 16 Isolation to existing Water Tanks				n/a				n/a
5 17 Sterilization of Water Services				n/a				n/a
5 18 Mechanical Ventilation systems				n/a				n/a
5 19 Mechanical Extract/Ventilation systems in Basement	104,550			n/a				n/a
5 20 Mechanical Services Wiring Requirement Installation				n/a				n/a
5 21 Smoke extract system				n/a				n/a
5 22 Alteration works to main foul drainage				n/a				n/a
5 23 Sanitary plumbing/Above Ground Drainage				n/a				n/a
5 24 Design of Mechanical Engineering Services				N/A				N/A
5 25 Provision of working drawings, record drawings and maintenance manual etc.				N/A				N/A
5 26 Temporary services				n/a				n/a
5 27 B.W.I.C with services including forming holes, etc				n/a				849.66
5 28 Testing and commissioning of services				n/a				n/a
5 29 Any other works not included above, Contractor to define - Artelia' M&E Prelim @ 8%. Rydon: Working drawings, O&M manuals, temporary services, BWIC mechanical and sub-contractor prelims.								
RWP to serve 4 levels	8,364							
5 30 Servicing of refuse lobbies fans to roof plant room				n/a				n/a
5 31 Servicing of toilet extract fans to roof plant room				n/a				n/a
5 32 Cleaning of main toilet extract system ductwork				n/a				n/a
5 33 Replacement of final length of ductwork to each bathroom				n/a				n/a
5 34 Provision of new grilles to each bathroom				n/a				n/a
5 35 Water treatment LTHW system				n/a				n/a
5 36 Repair of minor defects to above ground drainage pipework				n/a				n/a
5 37 Minor repairs to CWS storage tanks (Ditto)				n/a				n/a
5 38 Replace insulation to CWS storage tanks (ditto)				n/a				n/a
5 39 Bring non-potable water tanks to potable standard (Ditto)				n/a				n/a
5 40 Refurbishment & replacement of CWS valves (ditto)				n/a				n/a
5 41 Strip out heating system currently serving offices at Walkway + 1				n/a				n/a
Group element total	112,914							850
SUB-TOTAL CARRIED FORWARD, £	112,914					19,574		63,989



Part 5	B10	B10	B10	B10	B11	B11	B11	B11
PRICING SCHEDULE (continued) (Refer to Drawings, Specification and Room Data Sheets for the full Scope of Works)	Works to Basement	Rydon	Durkan	Mulalley	External & Landscaping Works	Rydon	Durkan	Mulalley
SUB - TOTAL BROUGHT FORWARD, £	112,914					19,574		63,989
7 General Work to Existing Buildings								
7 1 Minor demolition works and alterations and make good				n/a		43,739		n/a
7 2 Removal of existing floor, wall and ceiling finishes and make good								
7 3 Removal of existing roof covering and make good				n/a				n/a
7 4 Removal of existing windows to receive new windows				n/a				n/a
7 5 Removal of existing cantilever canopy and make good				n/a				n/a
7 6 Relocation of any other existing equipment, fixture, etc.				n/a				n/a
7 7 Repairs to existing services				n/a				n/a
7 8 DPC / fungus and beetle eradication				n/a				n/a
7 9 Cleaning existing surfaces				n/a				n/a
7 10 Renovation works				n/a				n/a
7 11 Any other works not included above, Contractor to define								
Group element total						43,739		
8 External works								
8 1 Site preparation works				n/a		25,680	35,367	12,492.43
8 2 Demolition to existing external stepped ramp				n/a	32,000	131,217	3,000	included
8 3 Alteration to existing levels				n/a	19,000		15,042	included
8 4 Roads, paths and paving				n/a	131,880	200,366	240,452	231,050.66
8 5 New safety surface				n/a	30,400	91,532	63,054	84,568.79
8 6 Planting and trees				n/a	30,600	28,925	38,182	33,870.10
8 7 Fencing, railings and walls and gate				n/a	25,200	18,911	32,974	20,851.37
8 8 Realignment of External wall				n/a				n/a
8 9 New brick wall				n/a				20,112.56
8 10 Site/street furniture and equipment				n/a	100,000		96,031	11,492.06
8 11 Cycle stands				n/a	20,000		1,776	included
8 12 Bollards				n/a	20,000		2,695	included
8 13 Below Ground Drainage to Buildings				n/a			2,855	n/a
8 14 Drainage to external hard surfacing				n/a		27,868	30,519	42,366.56
8 15 External lightings				n/a	3,000	5,137	15,685	included
8 16 Minor building works and ancillary buildings				n/a		6,370		included
8 17 Any other works not included above, Contractor to define								
18 Play equipment				n/a				53,130.20
19 Garage doors (3 no.)				n/a				9,492.40
Group element total					412,080	536,006	577,631	519,427
9 Facilitating Works								
9 1 Toxic/hazardous material removal				n/a				n/a
9 2 Asbestos removal based on Asbestos survey in Appendix A				n/a				n/a
9 3 Major demolition works, forming floor opening, cut out concrete slab, etc. and make good				n/a				included
9 4 Take up existing concrete floor slab and make good								
9 5 Demolition to existing staircase and steps and make good								
9 6 Demolition of existing stud wall partition and doors and make good								
9 7 Demolition of existing masonry walls and make good								
9 8 Removal of existing doors, fittings, etc. and make good								
9 9 Hoarding and protection works								
9 10 Protection works to existing services located in the main core								
9 11 Temporary flooring								
9 12 New fire-rated passage				n/a				n/a
9 13 Temporary stair access from ground to Walkway								
9 14 Removal of temporary works, temporary stairs, etc.								
9 15 Specialist ground works				n/a				n/a
9 16 Temporary diversion works				n/a				n/a
9 17 Extraordinary site investigation works				n/a				n/a
9 18 Any other works not included above, Contractor to define								
Group element total								
10 B Others								
10 1 Contractor to include here for any other work necessary to fulfil the requirements of the Employer's Requirements (separate list of items to be provided if necessary)								
Group element total								
TOTAL TO CONTRACT SUM ANALYSIS SUMMARY	112,914				412,080	599,319	577,631	583,416

ART00002197/46

APPENDIX C Scoring Matrices

Table 1: Grenfell Tower - Quality Evaluation

Question	Weighted value	Maximum Marks	Rydon		Mulalley		Durkan	
			Average Score	Weighted Score	Average Score	Weighted Score	Average Score	Weighted Score
1.1	5.00%	10	4.67	2.3%	4.67	2.3%	6.00	3.0%
1.2	5.00%	10	7.33	3.7%	4.67	2.3%	6.00	3.0%
2.1	10.00%	10	7.33	7.3%	6.00	6.0%	4.67	4.7%
2.2	10.00%	10	8.00	8.0%	6.00	6.0%	6.67	6.7%
3.1	10.00%	10	6.67	6.7%	0.00	0.0%	4.67	4.7%
4.1	2.00%	10	4.00	0.8%	4.00	0.8%	6.00	1.2%
4.2	3.00%	10	4.00	1.2%	2.00	0.6%	4.00	1.2%
5.1	15.00%	10	6.00	9.0%	7.33	11.0%	6.00	9.0%
6.1	10.00%	10	7.33	7.3%	4.67	4.7%	6.67	6.7%
7.1	15.00%	10	7.00	10.5%	7.00	10.5%	6.00	9.0%
8.1	10.00%	10	6.00	6.0%	6.00	6.0%	5.00	5.0%
9.1	3.00%	10	6.00	1.8%	6.00	1.8%	5.00	1.5%
9.2	2.00%	10	7.00	1.4%	5.00	1.0%	6.00	1.2%
TOTAL	100%	130	81.3	66.0%	63.33	53.0%	72.67	56.8%
Weighted Quality Score			66.03		53.03		56.77	
Rank			1		3		2	

Table 2: Grenfell Tower - Interview Evaluation

Question	Weighted value	Maximum Marks	Rydon		Mulalley		Durkan	
			Average Score	Weighted Score	Average Score	Weighted Score	Average Score	Weighted Score
a)	2.00%	10	8	1.6%	6	1.2%	6	1.2%
b)	2.00%	10	8	1.6%	8	1.6%	6	1.2%
c)	1.00%	10	4	0.4%	6	0.6%	4	0.4%
TOTAL	5%	30	20.0	3.6%	20.0	3.4%	16.0	2.8%
Weighted Quality Score				3.60		3.40		2.80
Rank				1		2		3

Table 3: Grenfell Tower - Cost Evaluation

Tender Price Summary

	Rydon	Mulalley	Durkan
	£	£	£
Total Tendered Sum	9,249,294.00	10,426,414.00	9,940,928.00
Price for Alternate Works	20,217.00	307,066.00	146,270.65
Adjusted Tendered Sum	9,249,294.00	10,480,602.00	9,940,928.00
Weighted Tender price score %	34.00	30.01	31.63
Adjusted Alternate Price	20,217.00	307,066.00	146,270.65
Weighted Alternate price score %	6.00	0.40	0.83
Total Cost Score %	40.00	30.40	32.46
Rank	1	3	2

Table 4: Grenfell Tower - Overall Ranking

		Rydon	Mulalley	Durkan	
Tendered Sum		£9,249,294.00	£10,426,414.00	£9,940,928.00	
Adjusted Tendered Sum		£9,249,294.00	£10,480,602.00	£9,940,928.00	
Tender Quality (55%)		36.32	29.17	31.22	
Interview (5%)		3.60	3.40	2.80	
Tender Price (34%)		34.00	30.01	31.63	
Alternative Price (6%)		6.00	0.40	0.83	
Weighted Score		79.92	62.97	66.49	
Rank		1	3	2	

APPENDIX D Tender Qualifications



SIMON LAWRENCE
RYDON
RYDON HOUSE
STATION ROAD
FOREST ROW
EAST SUSSEX, RH18 5DW

25TH FEBRUARY 2014

Dear Simon,

We are currently reviewing the tenders and note that all tenderers have made qualifications to their tenders. To ensure that the competition is fair and transparent we have reviewed the qualifications from all tenderers and confirm to all tenderers that the following are accepted.

1. The tender sum is exclusive of VAT
2. The drawings as set out in the tender documentation will be provided free of charge to the successful contractor in CAD format.
3. Any costs associated with the removal of Japanese knotweed or other similar hazardous vegetation (including any unavoidable delay directly attributable to the removal of the same) will be met by the Employer
4. Any costs associated the removal of unexploded ordnance (including any unavoidable delay attributable to the removal) will be met by the Employer
5. Any costs associated with the discovery of any archaeological artefact (including any unavoidable delay attributable to the investigation , recording and removal of the same) shall be met by the Employer
6. Any costs associated with any existing contamination of the site shall be met by the Employer provided that if any contamination is caused by the Contractor (or, if made worse by the unreasonable actions of the Contractor) then the costs (or any such additional costs) shall be borne by the Contractor
7. The Employer shall be responsible for the appointment of the CDM Co-ordinator and all the fees payable to such CDM Co-ordinator
8. The Employers Requirements assume that both the internal and external faces of the windows will be cleaned from the inside
9. The Employers Requirements do not allow for heating in the corridors or communal spaces with the exception of the heating required in the reception on the ground floor and within the new office space
10. Any costs associated with the employment of a party wall surveyor (and any associated fees) shall be met by the Employer
11. Any costs associated with the S106 Agreement shall be borne by the Employer
12. The Employer will be responsible for any additional costs in the event that any waste material arising from the site is not inert material with the exception of the allowance for asbestos within the provisional sum provided that the Contactor has taken all reasonable steps to segregate the same
13. There is no Employers Requirement to provide any new parking spaces outside the site boundary or on the public highway
14. The Employer takes responsibility to ensure that any issues relating to "rights of way", legal covenants and "rights of light" have been considered and resolved as part of the existing scheme. If issues arise as a result of any amendment or modification of the Employers

Requirements by the Contractor then the Contractor shall be responsible for the resolution of these and all associated costs

15. The Contractor should use best endeavours to achieve HQS certification but planning, building regulations and statutory regulations will take precedence.
16. The project should be priced based on all tender information issued and all tender query responses
17. The Employers Requirements do not contain a requirement for a sprinkler system, pressurised systems or firefighting lifts. Please note that the lifts are currently firefighting lifts and need to retain this capacity
18. The Employers Requirements do not require the Estate roads to be adopted. Any works undertaken must be in accordance with the provisions of the Employers Requirements
19. Planning approval has been obtained. In the event that the contractor proposes any amendment to the Employers Requirements during the course of the project the Contractor shall be responsible for any required revisions to such planning permission and the timely discharge of any conditions relating to such revised permission
20. The tenderers shall assume that all existing internal services to which connections need to be made are in full working order and, where appropriate, have been tested and certified to current regulations
21. The Employers Requirements do not specifically require:
 - o Any diversions of electrical mains
 - o A new substation

However, if the Contractor makes any revisions to the Employers Requirements during the course of the project which result in any of the above being required, then the cost of such provision shall rest with the Contractor

22. Clause 2.26.14 of the Contact shall be reinstated and the Contractor shall be entitled to an extension of time in the event of a force majeure.
23. The Employer will grant licences to working areas where retaining structures are required for the site boundaries.
24. The Employer will be responsible for the preparation of the legal agreements for the S185 and S278 Agreements and the Employer will be responsible for all associated legal fees.
25. The Employers Requirements do not contain a requirement for pumping, attenuation or any flood prevention measures.
26. The Employers Requirements do not contain any requirement to remove or lop any existing trees. In the event that the Contractor requires the removal of lopping of any existing trees in order to gain access to the site or for temporary facilities then the arrangement and cost of such works shall be at the Contractors cost.
27. The Employer shall be responsible for the fees associated with the S106 Planning Agreement and the CIL costs.
28. If a 10% Performance Bond is requested then the figure shall be reduced to 2.5% on Practical Completion and it shall expire on the issue of the Certificate of Making Good Defects.

The above removes the requirement for items 3, 6, 7, and 8 (b) – (i) on the attached schedule which sets out your tender qualifications. We would be grateful for your written confirmation by **5pm on the 27th February** that these qualifications are now removed.

Our comments on the remaining qualifications are as follows:

Number	Our comment
1	Please withdraw this comment in its entirety. We require the tender to be an unconditional offer which is capable of acceptance by the Employer.
2	Please withdraw this comment in its entirety. The conditions of contract, wording of the bond and ancillary documents were provided to you in full in the tender documentation. There was an opportunity to raise any query during the tender process. Any revisions will not be considered at this stage.
4	The land title documentation was contained in Appendix H. If you require any further information please revert to us either (a)stating exactly what you require or (b) withdrawing this qualification in its entirety.
5	We are not clear what your reference to “staged payments/ milestone schedules” refers to. The payment provisions were set out in full in the tender documentation and revisions will not be considered at this stage. Please withdraw this qualification in its entirety.
8(a)	Your qualification states that asbestos is excluded from the Tender Sum. This is incorrect as there is a provisional sum of £100,000 in relation to asbestos in the Provisional Sums. Please withdraw this qualification in its entirety.
8(f)	The Employers Requirements state that the Contractor shall be responsible for the discharge of planning conditions. Please withdraw this qualification in its entirety.
9	Noted but please note that this will not be evaluated as part of the tender evaluation.
10	Noted but please note that this will not be evaluated as part of the tender evaluation.

Your response to the points in the above table is required by **5pm on the 27th February**. The above points are significant and – if not withdrawn – will result in the decision being taken that your tender is not compliant with the Employers Requirements and will therefore not be considered further.

Clarifications

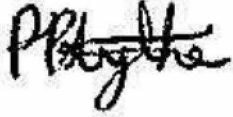
In addition to the resolution of the qualifications referred to above we need clarification on the following elements of your commercial submission:

- You provided the following lump sum figures for ‘Any other works not included, Contractor to define’:
 - a) Section B2 Superstructure Works at £32,250.00
 - b) Section B2 Internal Finishes at £193,993.00
 - c) Section B7 Electrical Installation at £24,962.00
 - d) Section B7 Mechanical Installation at £317,792.00

Please can you clarify what additional work you have allowed for.

- Based on the information issued to you the fees for the novated team should equate to £217,625.00. However in your tender summary the figure included under this heading is different to that above. Please confirm that you have allowed for the difference elsewhere within your tender.

Yours sincerely



PETER BLYTHE
ASSISTANT PROJECT MANAGER
ON BEHALF OF KENSINGTON AND CHELSEA TMO

Rydon:	Comments
1 • This offer is subject to contract.	
2 • If Rydon's tender is under consideration, Rydon would need to discuss the conditions of contract, wording of the bond and other ancillary documents.	
3 • Tender is exclusive of VAT.	
4 • Rydon would wish to see the land title documents before commenting on wayleaves, easements and rights of way.	
5 • Staged payments/milestone schedules	
6 • Rydon has priced the scheme as drawn and assume it complies with the Employer's special requirements.	
7 • Rydon requested drawings to be made available in CAD format and reports to be assigned to them with no charge should they be successful in securing the project.	
8 • The following are excluding from the tender sum: - (a) Asbestos (<i>Artelia note: there's already a provisional sum of £100k in the tender</i>) (b) Party wall surveyors, fees or works (c) Rights of light surveyors, fees of works, insurance or compensation (d) Japanese Knotweed (e) Section 106 payments or commuted sums in respect of any adoption agreement. (f) Planning fees (g) Ordnance removal (h) Costs or delays associated with archaeological interest (i) Contamination	
9 • Rydon's supply chain partners are advising that there are further significant cost savings that could be achieved.	
10 • Rydon have made provision for a management trainee, 3 craft apprentices and 20 places on their LiveTrain trade skills programme for employment opportunities for local residents.	

Number	Our comment	Rydon Comment
1	Please withdraw this comment in its entirety. We require the tender to be an unconditional offer which is capable of acceptance by the Employer.	We agree with the wording of the contract, when read in conjunction with your tender clarification 6 and 14. We assume that the contract documents will be amended to reflect these clarifications. We would be happy to assist in providing a mark-up to achieve this.
2	Please withdraw this comment in its entirety. The conditions of contract, wording of the bond and ancillary documents were provided to you in full in the tender documentation. There was an opportunity to raise any query during the tender process. Any revisions will not be considered at this stage.	Qualification Withdrawn
4	The land title documentation was contained in Appendix H. If you require any further information please revert to us either (a)stating exactly what you require or (b) withdrawing this qualification in its entirety.	Qualification Withdrawn
5	We are not clear what your reference to "staged payments/ milestone schedules" refers to. The payment provisions were set out in full in the tender documentation and revisions will not be considered at this stage. Please withdraw this qualification in its entirety.	Qualification Withdrawn
8(a)	Your qualification states that asbestos is excluded from the Tender Sum. This is incorrect as there is a provisional sum of £100,000 in relation to asbestos in the Provisional Sums. Please withdraw this qualification in its entirety.	Qualification Withdrawn
8(f)	The Employers Requirements state that the Contractor shall be responsible for the discharge of planning conditions. Please withdraw this qualification in its entirety.	Qualification Withdrawn
9	Noted but please note that this will not be evaluated as part of the tender evaluation.	Noted
10	Noted but please note that this will not be evaluated as part of the tender evaluation.	Noted
Financial Queries		
You provided the following lump sum figures for ' <i>Any other works not included, Contractor to define</i> ':		
a)	Section B2 Superstructure Works at £32,250.00	This item relates to works to the existing lifts.
b)	Section B2 Internal Finishes at £193,993.00	This item includes internal fittings such as sanitaryware, doors & ironmongery.
c)	Section B7 Electrical Installation at £24,962.00	This sum relates to sub-contractor preliminaries.
d)	Section B7 Mechanical Installation at £317,792.00	This sum includes working drawings, O&M manuals, temporary services, BWIC mechanical and sub-contractor prelims.
e)	Based on the information issued to you the fees for the novated team should equate to £217,625.00. However in your tender summary the figure included under this heading is different to that above. Please confirm that you have allowed for the difference elsewhere within your tender.	We confirm that the difference has been included against 'fees - other'.



SCOTT McDONALD
DURKAN
DURKAN HOUSE
214-224 HIGH STREET
WALTHAM CROSS
HERTFORDSHIRE, EN8 7DR

25TH FEBRUARY 2014

Dear Scott,

We are currently reviewing the tenders and note that all tenderers have made qualifications to their tenders. To ensure that the competition is fair and transparent we have reviewed the qualifications from all tenderers and confirm to all tenderers that the following are accepted.

1. The tender sum is exclusive of VAT
2. The drawings as set out in the tender documentation will be provided free of charge to the successful contractor in CAD format.
3. Any costs associated with the removal of Japanese knotweed or other similar hazardous vegetation (including any unavoidable delay directly attributable to the removal of the same) will be met by the Employer
4. Any costs associated the removal of unexploded ordnance (including any unavoidable delay attributable to the removal) will be met by the Employer
5. Any costs associated with the discovery of any archaeological artefact (including any unavoidable delay attributable to the investigation , recording and removal of the same) shall be met by the Employer
6. Any costs associated with any existing contamination of the site shall be met by the Employer provided that if any contamination is caused by the Contractor (or, if made worse by the unreasonable actions of the Contractor) then the costs (or any such additional costs) shall be borne by the Contractor
7. The Employer shall be responsible for the appointment of the CDM Co-ordinator and all the fees payable to such CDM Co-ordinator
8. The Employers Requirements assume that both the internal and external faces of the windows will be cleaned from the inside
9. The Employers Requirements do not allow for heating in the corridors or communal spaces with the exception of the heating required in the reception on the ground floor and within the new office space
10. Any costs associated with the employment of a party wall surveyor (and any associated fees) shall be met by the Employer
11. Any costs associated with the S106 Agreement shall be borne by the Employer
12. The Employer will be responsible for any additional costs in the event that any waste material arising from the site is not inert material with the exception of the allowance for asbestos within the provisional sum provided that the Contactor has taken all reasonable steps to segregate the same
13. There is no Employers Requirement to provide any new parking spaces outside the site boundary or on the public highway
14. The Employer takes responsibility to ensure that any issues relating to "rights of way", legal covenants and "rights of light" have been considered and resolved as part of the existing scheme. If issues arise as a result of any amendment or modification of the Employers Requirements by the Contractor then the Contractor shall be responsible for the resolution of these and all associated costs

15. The Contractor should use best endeavours to achieve HQS certification but planning, building regulations and statutory regulations will take precedence.
16. The project should be priced based on all tender information issued and all tender query responses
17. The Employers Requirements do not contain a requirement for a sprinkler system, pressurised systems or firefighting lifts. Please note that the lifts are currently firefighting lifts and need to retain this capacity
18. The Employers Requirements do not require the Estate roads to be adopted. Any works undertaken must be in accordance with the provisions of the Employers Requirements
19. Planning approval has been obtained. In the event that the contractor proposes any amendment to the Employers Requirements during the course of the project the Contractor shall be responsible for any required revisions to such planning permission and the timely discharge of any conditions relating to such revised permission
20. The tenderers shall assume that all existing internal services to which connections need to be made are in full working order and, where appropriate, have been tested and certified to current regulations
21. The Employers Requirements do not specifically require:
 - o Any diversions of electrical mains
 - o A new substation

However, if the Contractor makes any revisions to the Employers Requirements during the course of the project which result in any of the above being required, then the cost of such provision shall rest with the Contractor

22. Clause 2.26.14 of the Contact shall be reinstated and the Contractor shall be entitled to an extension of time in the event of a force majeure.
23. The Employer will grant licences to working areas where retaining structures are required for the site boundaries.
24. The Employer will be responsible for the preparation of the legal agreements for the S185 and S278 Agreements and the Employer will be responsible for all associated legal fees.
25. The Employers Requirements do not contain a requirement for pumping, attenuation or any flood prevention measures.
26. The Employers Requirements do not contain any requirement to remove or lop any existing trees. In the event that the Contractor requires the removal of lopping of any existing trees in order to gain access to the site or for temporary facilities then the arrangement and cost of such works shall be at the Contractors cost.
27. The Employer shall be responsible for the fees associated with the S106 Planning Agreement and the CIL costs.
28. If a 10% Performance Bond is requested then the figure shall be reduced to 2.5% on Practical Completion and it shall expire on the issue of the Certificate of Making Good Defects.

The above removes the requirement for a large number of the items on your schedule of qualifications (attached for ease of reference). We comment on an item by item basis on your schedule as follows:

Number	Our comment
1, 2, 3, 4	Noted. We do not believe that these comments revise the Employers Requirements
5	Refer to 15 above.
6	Refer to 7 above
7	Refer to 10 above
8	Please withdraw this qualification in its entirety. The key dates provided indicate when the adjoining project is due for completion
9	Noted. We do not believe this comment revises the Employers Requirements
10	Noted. There is also an allowance of £100k for asbestos removals in the Employers Provisional Sums.
11	Refer to 4 above
13	Refer to 12 above
14	Noted. <i>See below for commercial clarifications</i>
15	Refer to 3 above
16	Noted
17	Refer to 13 and 23 above. <i>Please also see below for commercial clarifications</i>
18	Refer to 24 above
19	Noted
20	Refer to 14 above
21	Noted
22	Refer to 5 above
23	The Fire Strategy is provided in the architectural section of Appendix A. Please refer to 17 above
24,25,26	Noted
27	Please withdraw this qualification in its entirety. Contractors had ample opportunity to inspect the existing surfaces during the tender period.
28	Refer to 8 above
29, 30, 31, 33	Noted. All works to be in compliance with the Employers Requirements
32, 34	The windows should be Wicono as per the Employers Requirements
35	Please withdraw this qualification in its entirety. You should have allowed for extract fans as per the specification relating to overheating. Refer to 9 above for the heating in the communal spaces.
36	Noted
37, 38,39,40	Noted. All works to be in compliance with the Employers Requirements
41 and 42	Please withdraw this qualification in its entirety. We require a fixed sum in respect of the Kitchen supply. Please confirm that the sum stated is fixed not provisional
43, 44	Noted. All works to be in compliance with the Employers Requirements
45	Please refer to 18 above
46	Noted. All works to be in compliance with the Employer's Requirements
47	Please refer to the landscaping drawings and comply with the Employers Requirements
48, 49, 50	Please refer to 25 above
51	Please refer to 26 above
53, 55	Please refer to 21 above
54	Please withdraw this qualification in its entirety. As per the Employers Requirements new connections are required from the main incoming electrical main to connect to the new Nursery, Boxing Club, New Flats and TMO Office.
56	Please withdraw this qualification in its entirety. As per the Employers Requirements, and shown on the drawings, a water boosting pump is required in the rooftop plant room.
57	Noted. To be provided in accordance with the Employers Requirements
58	Noted. Containment to be provided in accordance with the Employers Requirements
59	Please refer to 20 above
60	Noted. <i>See below for commercial clarifications</i>

61	Please refer to 19 above
62	Noted
63	Please withdraw this qualification in its entirety. The Contractor has the responsibility for design and therefore, if any further surveys are required in order to deliver the works, the Contractor shall be responsible for these.
64	Please refer to 27 above
65	Noted
66	Noted. If you are successful please seek approval in accordance with the requirements of the contract
67	Noted
68	Please refer to our request for clarification on this element of the commercial submission as set out below
69	Please refer to 22 and 28 above. The request to reinstate Clause 2.26.13 is not accepted and this should be withdrawn in its entirety
70	Noted
71	Please withdraw this qualification in its entirety. We require the tender to be an unconditional offer which is capable of acceptance by the Employer.
72	Noted
73	Please withdraw the wording "Commentary on key points if required for clarity" as we do not understand what this relates to.

By 5pm on the 27th February we expect confirmation that:

- (a) The items which have been addressed in the agreed qualifications (set out at the beginning of this letter) can be deleted from your qualification schedule in their entirety; and
- (b) The items we have asked to be withdrawn are withdrawn.

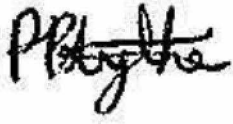
The above points are significant and – if we do not receive confirmation as set out above – it will result in the decision being taken that your tender is not compliant with the Employers Requirements and the tender will therefore not be considered further.

Clarifications

In addition to the resolution of the qualifications referred to above we need clarification on the following elements of your commercial submission:

- You have mentioned a provisional sum for breaking out obstructions (number 14 on the attached). Please can you confirm where it is, the firm price for this and also confirm that this forms part of your tender sum.
- You have mentioned a provisional sum for licences (in number 17 on the attached). Please can you confirm where it is, the firm price for this and also confirm that this forms part of your tender sum.
- You have stated that you have allowed provisional sums for general signage but that signage identified on the drawings have been allowed for in your bid (number 36 on the attached). Please can you confirm where it is, the firm price for this and also confirm that this forms part of your tender sum.
- You have mentioned a provisional sum of £8k for lifts (number 60 on the attached). Please can you confirm where it is, the firm price for this and also confirm that this forms part of your tender sum.
- You have included additional provisional sums items totalling £41,200.00. However, this does not appear to carry over to the tender sum. Please confirm the firm price for these and confirm that this forms part of your tender sum.
- You have not added a percentage onto the Employers Provisional sum of £195,000.00 for overheads and profit so we have assumed that this is zero.
- We cannot see where the possible reduction for ECO Funding (£168,000.00) carries through to your tender sum. This saving has not been carried forward in your summation of the tender and therefore is taken as not included.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P Blythe', written in a cursive style.

PETER BLYTHE
ASSISTANT PROJECT MANAGER
ON BEHALF OF KENSINGTON AND CHELSEA TMO

Contractors Proposals



Project: Grenfell Tower
Client: Kensington & Chelsea Tenant Management Organisation
Design Co-ordinator: David Bradbury

Item	Employer's Req'ments	Contractor's Proposals	
General Requirements			
1	Sustainable code	BREEAM	BREEAM Good to all residential and commercial units.
2	Renewable strategy		N/a
3	Low or zero carbon energy technologies	Yes	We have allowed no further renewable or low/zero carbon technologies.
4	Water		The use of and restriction to new installations only have been allowed for to meet BREEAM Good.
5	HQS required		We will use our best endeavours to achieve HQS certification, but approved planning, building regulations and statutory regulations will take precedence.
6	CDM report		We have assumed that all CDM regulations and requirements of the CDM Co-ordinator have been included in the tender design and have made no allowance for CDM-C appointment.
7	Party wall matters/ fees		We have not allowed any specific work relating to the affected buildings or for party wall surveyor fees (client's appointment). We understand that the client will identify the required party wall awards, and pay all fees associated with the completion of the awards.
8	Boundary		We assume the existing adjoining construction site will maintain the existing boundary hoarding throughout our contract period.
9	Demolition		We have allowed for demolition as detailed on contract drawings. We have made no allowance for any special measures such as noise suppression or alternative demolition methods to reduce noise.
10	Asbestos removal		We have made an allowance for asbestos removal to the boxing club and nursery as identified in report ref: Scopes SCO/13/13395 & SCO/13/13393 We have made no allowance for asbestos removal to the existing other areas.
11	UXB risk		Excluded
12	Geotechnical		N/A
13	Contamination		No WAC or contamination testing has currently been completed. WAC testing will need to be carried out in order to fully establish the waste classification and, accordingly, currently we have assumed that all wastes arising are clean/ inert material in respect to muck-away and waste transfer regulations. We would be pleased to assist in carrying out further tests and clarification of full waste transfer implications at the earliest stage. We have not currently allowed for any remediation of the site.

Project: Grenfell Tower

Client: Kensington & Chelsea Tenant Management Organisation

Design Co-ordinator: David Bradbury

Item	Employer's Req'ments	Contractor's Proposals
		We have not allowed for disposal of any material not identified in the existing soil investigation.
14	Ground Obstructions	We have allowed a provisional sum for breaking out obstructions.
15	Hazardous vegetation	We have not allowed for the removal or treatment of hazardous vegetation (Japanese knotweed etc).
16	Ecological surveys	We have allowed to carry out an ecological survey of the site to meet the requirements of the Breeam. We assume that these surveys can be carried out in line with our programme.
17	Highways issues/ road closures/ hoarding licence/ traffic restrictions/ crane licences	Provisional We have allowed a provisional allowance for licences etc. We have not allowed for the installation or application for any new parking bays outside of the site boundary/on the public highway. We assume that licenses will be granted to working areas where retaining structures are required to the site boundaries.
18	Section agreements 185 278	We have not allowed for any legal fees and would anticipate the client legal team obtaining any legal agreements.
19	Rail/ underground	We have made no allowance in respect of this.
20	Rights of way/ covenants/rights of light	Our understanding of recent legal events is that it is no longer acceptable to mitigate these occurrences through "compensation", and therefore the neighbour retains the right to demand that the infringement be removed. Given these circumstances we strongly recommend that the Client and the existing design team undertake all measures to ensure that the rights of light issues have been satisfactorily addressed prior to the commission of the contractor, and we must advise that our tender is qualified to remove any responsibility for any such inherent design. As part of our pre-commission consultations, we will be happy to discuss the merit of an insurance policy, to be put in place by the Client – a procedure now common place in tenders we are receiving. We have not allowed for any works or payments in regard to covenants that may be in place or required, we assume the Client has designed such works into the scheme concept and that payments are to be organised by the Client outside of the contract.
21	CCTV Drainage	N/A.
22	Archaeology	Excluded.
23	Fire strategy	No report has been provided. We have not included for sprinkler systems, pressurised systems, firefighting lifts. We have allowed for the alteration to existing dry riser as detailed on mechanical drawings.

Project: Grenfell Tower Client: Kensington & Chelsea Tenant Management Organisation Design Co-ordinator: David Bradbury		
Item	Employer's Req'ments	Contractor's Proposals
Structure To New Flats		
24	Main structure	Alterations priced as per Curtins drawings.
25	Acoustic testing	We have allowed for acoustic testing to meet building control and Breeam requirements for the new flats.
26	Air testing	We have allowed for air testing to the new flats.
External Walls To New Flats		
27	Cladding	As per tender drawings. We have made no allowance for preparation of the existing surfaces as we assume that they are suitable for the new cladding system to be fixed directly to them.
28	Cleaning	We have assumed windows will be cleaned from the inside and accordingly have not included for ladder fixings, cradles etc.
29	Insulation	To meet BR and CfSH requirements.
30	Inner leaf	Metsec & Gypliner system
31	Inner leaf finish	Plasterboard with skim finish.
32	Windows	Wincona
33	Lightning protection	Improvement works only as detailed within quote: Lightening Protection testing quote ref: LPT152/LC/SS
Communal Areas		
34	Main entrance doors	Wincona with Dorma opening equipment
35	Heating	We have not allowed for heating in the corridors or communal spaces. We have made no allowance relating to overheating in common areas.
36	Signage	We have allowed provisional sums for general signage. Signage identified on drawings has been allowed for within our bid.
Within New Flats		
37	Doors	Paint finish
38	Wall finish	Plasterboard with skim coat.
39	Emergency lighting	Not included.
40	Sprinklers	Not included.
41	Kitchen range	We have allowed a provisional sum for the kitchen supply
42	Worktop	See above
43	Grab rails (if required)	As ERs/RDs
44	Appliances	N/a

Project: Grenfell Tower
Client: Kensington & Chelsea Tenant Management Organisation
Design Co-ordinator: David Bradbury

Item	Employer's Req'ments	Contractor's Proposals
External works		
45	Roads to adoptable standards	Excluded.
46	Street lighting	We have allowed for 8nr new lighting columns only.
47	Drainage adopted	We are unable to ascertain the presence of adopted drainage on the site; although it is accepted that the new regulations means that any existing private drainage may have become adopted under this regulation such services are not mapped on the statutory authority searches. Without a full on site survey and consultation with the regulatory body for this area we cannot ascertain the extent of any stopping up, diversions or build-over notices required.
48	Sewer connection	There are 4 new connections from the new surface water drainage to the existing.
49	Pumping	No allowance has been made for pumping.
50	Attenuation	No allowance has been made for attenuation.
51	SUDS/ flood measures	We have allowed to carry out a flood risk assessment to meet the Breeam requirements. We have not allowed for any flood protection measures.
52	Tree works required	We have not allowed for any tree works.
Services		
53	Service diversions	We have made no allowance for any diversions.
54	New Connections	We have made no allowance for any new connections.
55	Sub-station	We have made no allowance for a substation.
56	Water – booster pump	We have made no allowance for water boosting pumps.
57	Digital TV required	We have allowed for works as detailed in SCCI quote dated 25/11/13
58	Data cabling required	None allowed
59	Existing Services	We have assumed that all existing services which we are connecting into are suitable, in full working order and have been tested and certified to current regulations.
60	Lifts	We have allowed a provisional sum for alterations to the existing lifts to incorporate additional floors/landings.
Planning, warranty & building control conditions		
61	Planning Conditions	We have assumed conditions will be discharged within a reasonable/ suitable timescale in order to enable works to proceed to suit the project timetable, and that the client will cover all costs relating to achieving planning approval should the need arise. We have allowed

Project: Grenfell Tower
Client: Kensington & Chelsea Tenant Management Organisation
Design Co-ordinator: David Bradbury

Item	Employer's Req'ments	Contractor's Proposals
		for the cost of submission for 11 conditions as detailed in planning
62	Samples	We have only allowed standard issue size samples for planning/architect approval.
63	Further Surveys	We have not allowed for any further surveys, other than those referenced within this document.
64	Section 106/CIL	We have not included any sums for section 106 planning or CIL costs.
65	NHBC	We have made allowance for NHBC Buildmark Choice cover.
Miscellaneous		
66	Subcontract designers	We propose sub-letting the following design elements: M&E, cladding, landscaping
67	Proposed subcontractors/suppliers	We have no firm proposals at this stage.
68	Eco funding	We have included a provisional saving of £168,900.00 within our bid. Due to the uncertainty regarding Eco funding we are unable to go firm on this at this stage.
69	Conditions of contract	10% Performance Bond allowed based on it expiring at Practical Completion We would require the reinstatement of the following clauses <ul style="list-style-type: none"> • Clause 2.26.13: Extension of time clause for delay in receipt of any permission or approval of a statutory body – deleted • Clause 2.26.14 – Extension of time clause for force majeure – deleted
70	Design team	Architect – Studio E Engineer – Curtins
71	Design generally	The current design needs further development in order for us to fully firm up our current provisional allowances. Should our bid be of interest, we would like the opportunity to further liaise with EA with a view to minimising these items.
72	Employment & Skills Plan	Whilst we will endeavour to provide training on site through our own and our supply chain schemes, we have excluded the requirements of the HCA Employment & Skills Plan
73	Design lead in & construction programme	As attached in our submission. Commentary on programme key points if required for clarity.

Ref	Description Query raised	Response	Further Client Comments	Durkan Contractors Proposals Submitted with tender		
1,2,3 & 4	Noted. We do not believe that these comments revise the Employers Requirements	Agreed		Sustainable code	BREEAM	BREEAM Good to all residential and commercial units.
				Renewable strategy		N/a
				Low or zero carbon energy technologies	Yes	We have allowed no further renewable or low/zero carbon technologies.
				Water		The use of and restriction to new installations only have been allowed for to meet BREEAM Good.
5	Refer to 15 above.	Agreed	15. The Contractor should use best endeavours to achieve HQS certification but planning, building regulations and statutory regulations will take precedence.	HQS required		We will use our best endeavours to achieve HQS certification, but approved planning, building regulations and statutory regulations will take precedence.
6	Refer to 7 above	Agreed	7. The Employer shall be responsible for the appointment of the CDM Co-ordinator and all the fees payable to such CDM Co-ordinator	CDM report		We have assumed that all CDM regulations and requirements of the CDM Co-ordinator have been included in the tender design and have made no allowance for CDM-C appointment.
7	Refer to 10 above	Agreed	10. Any costs associated with the employment of a party wall surveyor (and any associated fees) shall be met by the Employer	Party wall matters/ fees		We have not allowed any specific work relating to the affected buildings or for party wall surveyor fees (client's appointment). We understand that the client will identify the required party wall awards, and pay all fees associated with the completion of the awards.
8	Please withdraw this qualification in its entirety. The key dates provided indicate when the adjoining project is due for completion	Agreed		Boundary		We assume the existing adjoining construction site will maintain the existing boundary hoarding throughout our contract period.
9	Noted. We do not believe this comment revises the Employers Requirements	Agreed		Demolition		We have allowed for demolition as detailed on contract drawings. We have made no allowance for any special measures such as noise suppression or alternative demolition methods to reduce noise.
10	Noted. There is also an allowance of £100k for asbestos removals in the Employers Provisional Sums.	Agreed		Asbestos removal		We have made an allowance for asbestos removal to the boxing club and nursery as identified in report ref: Scopes SCO/13/13395 & SCO/13/13393 We have made no allowance for asbestos removal to the existing other areas.
11	Refer to 4 above	Agreed	4. Any costs associated the removal of unexploded ordnance (including any unavoidable delay attributable to the removal) will be met by the Employer	UXB risk		Excluded
13	Refer to 12 above	Agreed	12. The Employer will be responsible for any additional costs in the event that any waste material arising from the site is not inert material with the exception of the allowance for asbestos within the provisional sum provided that the Contactor has taken all reasonable steps to segregate the same	Contamination		No WAC or contamination testing has currently been completed. WAC testing will need to be carried out in order to fully establish the waste classification and, accordingly, currently we have assumed that all wastes arising are clean/ inert material in respect to muck-away and waste transfer regulations. We would be pleased to assist in carrying out further tests and clarification of full waste transfer implications at the earliest stage. We have not currently allowed for any remediation of the site. We have not allowed for disposal of any material not identified in the existing soil investigation.
14	Noted. See below for commercial clarifications	Agreed as firm price		Ground Obstructions		We have allowed a provisional sum for breaking out obstructions.
15	Refer to 3 above	Agreed	3. Any costs associated with the removal of Japanese knotweed or other similar hazardous vegetation (including any unavoidable delay directly attributable to the removal of the same) will be met by the Employer	Hazardous vegetation		We have not allowed for the removal or treatment of hazardous vegetation (Japanese knotweed etc).
16	Noted	Noted		Ecological surveys		We have allowed to carry out an ecological survey of the site to meet the requirements of the Breeam. We assume that these surveys can be carried out in line with our programme.

Ref	Description Query raised	Response	Further Client Comments	Durkan Contractors Proposals Submitted with tender	
17	Refer to 13 and 23 above. Please also see below for commercial clarifications	Agreed as firm price	13. There is no Employers Requirement to provide any new parking spaces outside the site boundary or on the public highway 23. The Employer will grant licences to working areas where retaining structures are required for the site boundaries.	Highways issues/ road closures/ hoarding licence/ traffic restrictions/ crane licences	Provisional We have allowed a provisional allowance for licences etc. We have not allowed for the installation or application for any new parking bays outside of the site boundary/on the public highway. We assume that licenses will be granted to working areas where retaining structures are required to the site boundaries.
18	Refer to 24 above	Agreed	24. The Employer will be responsible for the preparation of the legal agreements for the S185 and S278 Agreements and the Employer will be responsible for all associated legal fees.	Section agreements 185 278	We have not allowed for any legal fees and would anticipate the client legal team obtaining any legal agreements.
19	Noted	Noted		Rail/ underground	We have made no allowance in respect of this.
20	Refer to 14 above	Agreed	14. The Employer takes responsibility to ensure that any issues relating to "rights of way", legal covenants and "rights of light" have been considered and resolved as part of the existing scheme. If issues arise as a result of any amendment or modification of the Employers Requirements by the Contractor then the Contractor shall be responsible for the resolution of these and all associated costs	Rights of way/ covenants/rights of light	Our understanding of recent legal events is that it is no longer acceptable to mitigate these occurrences through "compensation", and therefore the neighbour retains the right to demand that the infringement be removed. Given these circumstances we strongly recommend that the Client and the existing design team undertake all measures to ensure that the rights of light issues have been satisfactorily addressed prior to the commission of the contractor, and we must advise that our tender is qualified to remove any responsibility for any such inherent design. As part of our pre-commission consultations, we will be happy to discuss the merit of an insurance policy, to be put in place by the Client – a procedure now common place in tenders we are receiving. We have not allowed for any works or payments in regard to covenants that may be in place or required, we assume the Client has designed such works into the scheme concept and that payments are to be organised by the Client outside of the contract.
21	Noted	Noted		CCTV Drainage	N/A.
22	Refer to 5 above	Agreed	5. Any costs associated with the discovery of any archaeological artefact (including any unavoidable delay attributable to the investigation , recording and removal of the same) shall be met by the Employer	Archaeology	Excluded.
23	The Fire Strategy is provided in the architectural section of Appendix A. Please refer to 17 above	Agreed	17. The Employers Requirements do not contain a requirement for a sprinkler system, pressurised systems or firefighting lifts. Please note that the lifts are currently firefighting lifts and need to retain this capacity	Fire strategy	No report has been provided. We have not included for sprinkler systems, pressurised systems, firefighting lifts. We have allowed for the alteration to existing dry riser as detailed on mechanical drawings.
24, 25 & 26	Noted	Noted		Main structure	Alterations priced as per Curtins drawings.
				Acoustic testing	We have allowed for acoustic testing to meet building control and Breeam requirements for the new flats.
				Air testing	We have allowed for air testing to the new flats.
27	Please withdraw this qualification in its entirety. Contractors had ample opportunity to inspect the existing surfaces during the tender period.	Agreed on the basis that the existing structure is mechanically tested via pull out tests to ensure compliance with the fixing requirement of the new cladding system.		Cladding	As per tender drawings. We have made no allowance for preparation of the existing surfaces as we assume that they are suitable for the new cladding system to be fixed directly to them.
28	Refer to 8 above	Agreed	8. The Employers Requirements assume that both the internal and external faces of the windows will be cleaned from the inside	Cleaning	We have assumed windows will be cleaned from the inside and accordingly have not included for ladder fixings, cradles etc.
29, 30, 31 & 33	Noted. All works to be in compliance with the Employers Requirements	Agreed		Insulation	To meet BR and CfSH requirements.
				Inner leaf	Metsec & Gypliner system
				Inner leaf finish	Plasterboard with skim finish.
				Lightning protection	Improvement works only as detailed within quote: Lightning Protection testing quote ref: LPT152/LC/SS
32 & 34	The windows should be Wicono as per the Employers Requirements	Agreed		Windows	Wincona
				Main entrance doors	Wincona with Dorma opening equipment

Ref	Description Query raised	Response	Further Client Comments	Durkan Contractors Proposals Submitted with tender		
35	Please withdraw this qualification in its entirety. You should have allowed for extract fans as per the specification relating to overheating. Refer to 9 above for the heating in the communal spaces.	Agreed. However the qualification relates to overheating in communal areas caused by the new central heating distributing pipework and as such we would like this qualification noted.	9. The Employers Requirements do not allow for heating in the corridors or communal spaces with the exception of the heating required in the reception on the ground floor and within the new office space	Heating		We have not allowed for heating in the corridors or communal spaces. We have made no allowance relating to overheating in common areas.
36	Noted	Noted		Signage		We have allowed provisional sums for general signage. Signage identified on drawings has been allowed for within our bid.
37, 38, 39 & 40	Noted. All works to be in compliance with the Employers Requirements	Agreed		Doors		Paint finish
				Wall finish		Plasterboard with skim coat.
				Emergency lighting		Not included.
				Sprinklers		Not included.
41 & 42	Please withdraw this qualification in its entirety. We require a fixed sum in respect of the Kitchen supply. Please confirm that the sum stated is fixed not provisional	Agreed as firm price		Kitchen range		We have allowed a provisional sum for the kitchen supply
43 & 44	Noted. All works to be in compliance with the Employers Requirements	Agreed		Worktop		See above
				Grab rails (if required)		As ERs/RDs
45	Please refer to 18 above	Agreed	18. The Employers Requirements do not require the Estate roads to be adopted. Any works undertaken must be in accordance with the provisions of the Employers Requirements	Appliances		N/a
				Roads to adoptable standards		Excluded.
46	Noted. All works to be in compliance with the Employer's Requirements	Agreed		Street lighting		We have allowed for 8nr new lighting columns only.
47	Please refer to the landscaping drawings and comply with the Employers Requirements	Agreed		Drainage adopted		We are unable to ascertain the presence of adopted drainage on the site; although it is accepted that the new regulations means that any existing private drainage may have become adopted under this regulation such services are not mapped on the statutory authority searches. Without a full on site survey and consultation with the regulatory body for this area we cannot ascertain the extent of any stopping up, diversions or build-over notices required.
48, 48, 50 & 51	Please refer to 25 above	Agreed	25. The Employers Requirements do not contain a requirement for pumping, attenuation or any flood prevention measures.	Sewer connection		There are 4 new connections from the new surface water drainage to the existing.
				Pumping		No allowance has been made for pumping.
				Attenuation		No allowance has been made for attenuation.
				SUDS/ flood measures		We have allowed to carry out a flood risk assessment to meet the Breeam requirements. We have not allowed for any flood protection measures.
52	Please refer to 26 above	Agreed	26. The Employers Requirements do not contain any requirement to remove or lop any existing trees. In the event that the Contractor requires the removal of lopping of any existing trees in order to gain access to the site or for temporary facilities then the arrangement and cost of such works shall be at the Contractors cost.	Tree works required		We have not allowed for any tree works.
53 & 55	Please refer to 21 above	Agreed	21. The Employers Requirements do not specifically require: o Any diversions of electrical mains o A new substation	Service diversions		We have made no allowance for any diversions.
54	Please withdraw this qualification in its entirety. As per the Employers Requirements new connections are required from the main incoming electrical main to connect to the new Nursery, Boxing Club, New Flats and TMO Office.	Agreed. This has been allowed for		Sub-station		We have made no allowance for a substation.
				New Connections		We have made no allowance for any new connections.
56	Please withdraw this qualification in its entirety. As per the Employers Requirements, and shown on the drawings, a water boosting pump is required in the rooftop plant room.	Agreed.		Water – booster pump		We have made no allowance for water boosting pumps.
57	Noted. To be provided in accordance with the Employers Requirements	Agreed		Digital TV required		We have allowed for works as detailed in SCCI quote dated 25/11/13

Ref	Description Query raised	Response	Further Client Comments	Durkan Contractors Proposals Submitted with tender		
58	Noted. Containment to be provided in accordance with the Employers Requirements	Agreed		Data cabling required		None allowed
59	Please refer to 20 above	Agreed	20. The tenderers shall assume that all existing internal services to which connections need to be made are in full working order and, where appropriate, have been tested and certified to current regulations	Existing Services		We have assumed that all existing services which we are connecting into are suitable, in full working order and have been tested and certified to current regulations.
60	Noted. See below for commercial clarifications	Agreed		Lifts		We have allowed a provisional sum for alterations to the existing lifts to incorporate additional floors/landings.
61	Please refer to 19 above	Agreed	19. Planning approval has been obtained. In the event that the contractor proposes any amendment to the Employers Requirements during the course of the project the Contractor shall be responsible for any required revisions to such planning permission and the timely discharge of any conditions relating to such revised permission	Planning Conditions		We have assumed conditions will be discharged within a reasonable/suitable timescale in order to enable works to proceed to suit the project timetable, and that the client will cover all costs relating to achieving planning approval should the need arise. We have allowed for the cost of submission for 11 conditions as detailed in planning
62	Noted	Agreed		Samples		We have only allowed standard issue size samples for planning/architect approval.
63	Please withdraw this qualification in its entirety. The Contractor has the responsibility for design and therefore, if any further surveys are required in order to deliver the works, the Contractor shall be responsible for these.	Agreed		Further Surveys		We have not allowed for any further surveys, other than those referenced within this document.
64	Please refer to 27 above	Agreed	27. The Employer shall be responsible for the fees associated with the S106 Planning Agreement and the CIL costs.	Section 106/CIL		We have not included any sums for section 106 planning or CIL costs.
65	Noted	Agreed		NHBC		We have made allowance for NHBC Buildmark Choice cover.
66	Noted. If you are successful please seek approval in accordance with the requirements of the contract	Agreed		Subcontract designers		We propose sub-letting the following design elements: M&E, cladding, landscaping
67	Noted	Agreed		Proposed subcontractors/suppliers		We have no firm proposals at this stage.
68	Please refer to our request for clarification on this element of the commercial submission as set out below	Agreed		Eco funding		We have included a provisional saving of £168,900.00 within our bid. Due to the uncertainty regarding Eco funding we are unable to go firm on this at this stage.
69	Please refer to 22 and 28 above.	Agreed	22. Clause 2.26.14 of the Contact shall be reinstated and the Contractor shall be entitled to an extension of time in the event of a force majeure. 28. If a 10% Performance Bond is requested then the figure shall be reduced to 2.5% on Practical Completion and it shall expire on the issue of the Certificate of Making Good Defects.	Conditions of contract		10% Performance Bond allowed based on it expiring at Practical Completion We would require the reinstatement of the following clauses <ul style="list-style-type: none"> • Clause 2.26.13: Extension of time clause for delay in receipt of any permission or approval of a statutory body – deleted • Clause 2.26.14 – Extension of time clause for force majeure – deleted
	The request to reinstate Clause 2.26.13 is not accepted and this should be withdrawn in its entirety	Noted		Design team		Architect – Studio E Engineer – Curtins
70	Noted	Agreed		Design generally		The current design needs further development in order for us to fully firm up our current provisional allowances. Should our bid be of interest, we would like the opportunity to further liaise with EA with a view to minimising these items.
71	Please withdraw this qualification in its entirety. We require the tender to be an unconditional offer which is capable of acceptance by the Employer.	Agreed as firm price		Employment & Skills Plan		Whilst we will endeavour to provide training on site through our own and our supply chain schemes, we have excluded the requirements of the HCA Employment & Skills Plan
72	Noted	Agreed		Design lead in & construction programme		As attached in our submission. Commentary on programme key points if required for clarity.
73	Please withdraw the wording "Commentary on key points if required for clarity" as we do not understand what this relates to.	Agreed				

Clarification

is

Ref	Description Query raised	Response	Further Client Comments	Durkan Contractors Proposals Submitted with tender
	Provisional sum for Breaking out obstructions	We have included for these within our External works section under site preparation. We confirm these are now firm.		
	Provisional sum for Licences	We have included for these within our design fees. We confirm these are now firm.		
	Provisional sum for Signage	We have included for these within our general fittings, furnishings and equipment in each section where it is relevant. We confirm these are now firm.		
	Provisional sum for lifts	We have included for these within Nursery, play area, meeting room & lobbies section under special fittings, furnishings & equipment. We confirm this is a firm price.		
	Provisional sums £41,200.00 Percentage on employers provisional sums	Firmed up above. It was our assumption that Provisional sums was inclusive of OH&P, however if this is not the case we confirm our OH&P percentage is 7.5%.		
	Eco funding reduction	This reduction of £168,900.00 has been taken within our bid, within our preliminaries. Due to the uncertainty regarding Eco funding we are unable to go firm on this at this stage, however we believe that this funding is still current and will be subject to review at the time of order.		



RUSSELL HASELTON
MULALLEY
TERESA GAVIN HOUSE,
WOODFORD AVENUE, WOODFORD GREEN
ESSEX, IG8 8FA

25TH FEBRUARY 2014

Dear Russell,

We are currently reviewing the tenders and note that all tenderers have made qualifications to their tenders. To ensure that the competition is fair and transparent we have reviewed the qualifications from all tenderers and confirm to all tenderers that the following are accepted.

1. The tender sum is exclusive of VAT
2. The drawings as set out in the tender documentation will be provided free of charge to the successful contractor in CAD format.
3. Any costs associated with the removal of Japanese knotweed or other similar hazardous vegetation (including any unavoidable delay directly attributable to the removal of the same) will be met by the Employer
4. Any costs associated the removal of unexploded ordnance (including any unavoidable delay attributable to the removal) will be met by the Employer
5. Any costs associated with the discovery of any archaeological artefact (including any unavoidable delay attributable to the investigation , recording and removal of the same) shall be met by the Employer
6. Any costs associated with any existing contamination of the site shall be met by the Employer provided that if any contamination is caused by the Contractor (or, if made worse by the unreasonable actions of the Contractor) then the costs (or any such additional costs) shall be borne by the Contractor
7. The Employer shall be responsible for the appointment of the CDM Co-ordinator and all the fees payable to such CDM Co-ordinator
8. The Employers Requirements assume that both the internal and external faces of the windows will be cleaned from the inside
9. The Employers Requirements do not allow for heating in the corridors or communal spaces with the exception of the heating required in the reception on the ground floor and within the new office space
10. Any costs associated with the employment of a party wall surveyor (and any associated fees) shall be met by the Employer
11. Any costs associated with the S106 Agreement shall be borne by the Employer
12. The Employer will be responsible for any additional costs in the event that any waste material arising from the site is not inert material with the exception of the allowance for asbestos within the provisional sum provided that the Contactor has taken all reasonable steps to segregate the same
13. There is no Employers Requirement to provide any new parking spaces outside the site boundary or on the public highway
14. The Employer takes responsibility to ensure that any issues relating to "rights of way", legal covenants and "rights of light" have been considered and resolved as part of the existing scheme. If issues arise as a result of any amendment or modification of the Employers Requirements by the Contractor then the Contractor shall be responsible for the resolution of these and all associated costs

15. The Contractor should use best endeavours to achieve HQS certification but planning, building regulations and statutory regulations will take precedence.
16. The project should be priced based on all tender information issued and all tender query responses
17. The Employers Requirements do not contain a requirement for a sprinkler system, pressurised systems or firefighting lifts. Please note that the lifts are currently firefighting lifts and need to retain this capacity
18. The Employers Requirements do not require the Estate roads to be adopted. Any works undertaken must be in accordance with the provisions of the Employers Requirements
19. Planning approval has been obtained. In the event that the contractor proposes any amendment to the Employers Requirements during the course of the project the Contractor shall be responsible for any required revisions to such planning permission and the timely discharge of any conditions relating to such revised permission
20. The tenderers shall assume that all existing internal services to which connections need to be made are in full working order and, where appropriate, have been tested and certified to current regulations
21. The Employers Requirements do not specifically require:
 - o Any diversions of electrical mains
 - o A new substation

However, if the Contractor makes any revisions to the Employers Requirements during the course of the project which result in any of the above being required, then the cost of such provision shall rest with the Contractor

22. Clause 2.26.14 of the Contract shall be reinstated and the Contractor shall be entitled to an extension of time in the event of a force majeure.
23. The Employer will grant licences to working areas where retaining structures are required for the site boundaries.
24. The Employer will be responsible for the preparation of the legal agreements for the S185 and S278 Agreements and the Employer will be responsible for all associated legal fees.
25. The Employers Requirements do not contain a requirement for pumping, attenuation or any flood prevention measures.
26. The Employers Requirements do not contain any requirement to remove or lop any existing trees. In the event that the Contractor requires the removal of lopping of any existing trees in order to gain access to the site or for temporary facilities then the arrangement and cost of such works shall be at the Contractors cost.
27. The Employer shall be responsible for the fees associated with the S106 Planning Agreement and the CIL costs.
28. If a 10% Performance Bond is requested then the figure shall be reduced to 2.5% on Practical Completion and it shall expire on the issue of the Certificate of Making Good Defects.

Our comment on the specific qualification you have raised is as follows:

Qualification	Our comment
<i>There are a number of points that we need to discuss prior to entering into a contract</i>	Please withdraw this comment in its entirety. The conditions of contract, wording of the bond and ancillary documents were provided to you in full in the tender documentation. There was an opportunity to raise any query on these items and any similar issues during the tender process. We require the tender to be an unconditional offer which is capable of acceptance by the Employer.

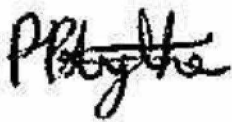
Your response to the point in the above table is required by **5pm on the 27th February**. The above point is significant and – if not withdrawn – will result in the decision being taken that your tender is not compliant with the Employers Requirements and will therefore not be considered further.

Clarifications

In addition to the resolution of the qualification referred to above we need clarification on the following elements of your commercial submission:

- You did not offer an alternative design solution for the Aluminium Cladding. This forms part of the tender evaluation, so please provide a cost.
- You have mentioned a provisional sum of £5k for B7 item 5.3 Modification works of additional Mechanical Services. Please provide a firm price.
- Based on the information issued to you the fees for the novated team should equate to £217,625.00. However in your tender summary the figure included under this heading is different to that above. Please confirm that you have allowed for the difference elsewhere within your tender.

Yours sincerely



PETER BLYTHE
ASSISTANT PROJECT MANAGER
ON BEHALF OF KENSINGTON AND CHELSEA TMO

APPENDIX E OJEU Contract Notice



European Union

Publication of Supplement to the Official Journal of the European Union

2, rue Mercier, 2985 Luxembourg, Luxembourg

Fax: [REDACTED]

E-mail: ojs@publications.europa.eu

Info & on-line forms: <http://simap.europa.eu>

Contract notice
(Directive 2004/18/EC)

Section I : Contracting authority

I.1) Name, addresses and contact point(s):

Official name: [The Royal Borough of Kensington & Chelsea Tenant Management Organisation Ltd. \(KCTMO\)](#)

National ID: *(if known)*

Postal address: [292a Kensal Road](#)

Town: [London](#)

Postal code: [W10 5BE](#)

Country: [United Kingdom \(UK\)](#)

Contact point(s):

Telephone:

For the attention of:

E-mail:

Fax:

Internet address(es): *(if applicable)*

General address of the contracting authority/entity: *(URL)* <http://www.kctmo.org.uk/>

Address of the buyer profile: *(URL)*

Electronic access to information: *(URL)*

Electronic submission of tenders and requests to participate: *(URL)*

Further information can be obtained from

- The above mentioned contact point(s) Other (please complete Annex A.I)

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from

- The above mentioned contact point(s) Other (please complete Annex A.II)

Tenders or requests to participate must be sent to

- The above mentioned contact point(s) Other (please complete Annex A.III)

I.2) Type of the contracting authority

- Ministry or any other national or federal authority, including their regional or local sub-divisions
- National or federal agency/office
- Regional or local authority
- Regional or local agency/office
- Body governed by public law
- European institution/agency or international organisation
- Other: *(please specify)*

I.3) Main activity

- General public services
- Defence
- Public order and safety
- Environment
- Economic and financial affairs
- Health
- Housing and community amenities
- Social protection
- Recreation, culture and religion
- Education
- Other: *(please specify)*

I.4) Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities:

yes no

information on those contracting authorities can be provided in Annex A

Section II : Object of the contract

II.1) Description :

II.1.1) Title attributed to the contract by the contracting authority :

Enhancements and Developments to Grenfell Tower

II.1.2) Type of contract and location of works, place of delivery or of performance :

choose one category only – works, supplies or services – which corresponds most to the specific object of your contract or purchase(s)

- | | | |
|---|---|--|
| <input checked="" type="radio"/> Works | <input type="radio"/> Supplies | <input type="radio"/> Services |
| <input type="checkbox"/> Execution | <input type="checkbox"/> Purchase | Service category No: |
| <input checked="" type="checkbox"/> Design and execution | <input type="checkbox"/> Lease | Please see Annex C1 for service categories |
| <input type="checkbox"/> Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities | <input type="checkbox"/> Rental | |
| | <input type="checkbox"/> Hire purchase | |
| | <input type="checkbox"/> A combination of these | |

Main site or location of works, place of delivery or of performance :

Grenfell Tower, Grenfell Road, London, W11 1TQ.

NUTS code: UKI1

II.1.3) Information about a public contract, a framework agreement or a dynamic purchasing system (DPS):

- The notice involves a public contract
- The notice involves the establishment of a framework agreement
- The notice involves the setting up of a dynamic purchasing system (DPS)

II.1.4) Information on framework agreement : (if applicable)

Framework agreement with several operators Framework agreement with a single operator

Number :

or

(if applicable) maximum number : of participants to the framework agreement envisaged

Duration of the framework agreement

Duration in years : or in months :

Justification for a framework agreement, the duration of which exceeds four years :

Estimated total value of purchases for the entire duration of the framework agreement (if applicable, give figures only)

Estimated value excluding VAT : Currency :

or

Range: between : : and : : Currency :

Frequency and value of the contracts to be awarded : (if known)

II.1.5) Short description of the contract or purchase(s) :

Grenfell Tower is a prominent residential estate in the Royal Borough of Kensington and Chelsea. It comprises 120 residential units and was built in 1974. The building is next to the site of the prestigious Kensington Academy and Leisure Centre Site (known as the "KALC Project") where construction is currently underway. The works will include the upgrade of the cladding to the exterior of the building, new windows and a new heating system, working innovatively to increase the number of residential units on the estate and upgrading the community boxing club and nursery.

KCTMO is looking to appoint a single contractor partner to deliver this innovative design and build project which will be an exemplar of an inner city project to upgrade and enhance an existing building. The contractor should be experienced in:

- Working creatively with residents who will remain in occupation during the works and other stakeholders;
- Delivering projects on constrained inner city sites
- Co-ordinating and co-operating with adjacent projects to achieve a cohesive overall design
- Introducing energy efficient heating systems which will reduce carbon generated
- Developing initial designs to deliver a project which will complement the local environment and be a source of pride to residents and the surrounding community

The estimated construction period is 14 months and KCTMO is aiming to commence work in 2014. The planning application has been submitted and it is anticipated that planning approval will be granted in autumn 2013. Initial cost estimates indicate that the cladding, roofs and windows element of the works will be £2.3, the mechanical and electrical will be £3m and the fit out of the new residential units, nursery and boxing club will be £1.8m.

Subject to acceptable terms being reached it is intended that the architects who have developed the scheme to this stage will be novated to the contractor.

II.1.6) Common procurement vocabulary (CPV) :

	Main vocabulary	Supplementary vocabulary (if applicable)
Main object	45211340	
Additional object(s)	45211341	
	45443000	
	45453000	
	45421132	
	45262650	
	45261410	
	45350000	

II.1.7) Information about Government Procurement Agreement (GPA) :

The contract is covered by the Government Procurement Agreement (GPA) : yes no

II.1.8) Lots: (for information about lots, use Annex B as many times as there are lots)

This contract is divided into lots: yes no

(if yes) Tenders may be submitted for

one lot only

one or more lots

all lots

II.1.9) Information about variants:

Variants will be accepted : yes no

II.2) Quantity or scope of the contract :

II.2.1) Total quantity or scope : *(including all lots, renewals and options, if applicable)*
Scope of works will be fully defined in Tender Documentation

(if applicable, give figures only)

Estimated value excluding VAT : Currency :

or

Range: between : 8000000.00 : and : 10000000.00 : Currency : GBP

II.2.2) Information about options : *(if applicable)*

Options : yes no

(if yes) Description of these options :

(if known) Provisional timetable for recourse to these options :

in months : or in days : (from the award of the contract)

II.2.3) Information about renewals : *(if applicable)*

This contract is subject to renewal: yes no

Number of possible renewals: *(if known)* or Range: between : and:

(if known) In the case of renewable supplies or service contracts, estimated timeframe for subsequent contracts:

in months: or in days: (from the award of the contract)

II.3) Duration of the contract or time limit for completion:

Duration in months : 14 or in days: (from the award of the contract)

or

Starting: (dd/mm/yyyy)

Completion: (dd/mm/yyyy)

Section III : Legal, economic, financial and technical information

III.1) Conditions relating to the contract:

III.1.1) Deposits and guarantees required: *(if applicable)*

[As set out in tender documents](#)

III.1.2) Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them:

[As set out in tender documents](#)

III.1.3) Legal form to be taken by the group of economic operators to whom the contract is to be awarded: *(if applicable)*

[Consortium members should give joint and several liability for their work.](#)

III.1.4) Other particular conditions: *(if applicable)*

The performance of the contract is subject to particular conditions : yes no
(if yes) Description of particular conditions:

III.2) Conditions for participation:

III.2.1) Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers:

Information and formalities necessary for evaluating if the requirements are met:

[As set out in the tender documents](#)

III.2.2) Economic and financial ability:

Information and formalities necessary for evaluating if the requirements are met:

[As set out in the tender documents](#)

Minimum level(s) of standards possibly required: *(if applicable)*

[As set out in the tender documents](#)

III.2.3) Technical capacity:

Information and formalities necessary for evaluating if the requirements are met:

[As set out in the tender documents](#)

Minimum level(s) of standards possibly required: *(if applicable)*

[As set out in the tender documents](#)

III.2.4) Information about reserved contracts: *(if applicable)*

The contract is restricted to sheltered workshops

The execution of the contract is restricted to the framework of sheltered employment programmes

III.3) Conditions specific to services contracts:

III.3.1) Information about a particular profession:

Execution of the service is reserved to a particular profession: yes no

(if yes) Reference to the relevant law, regulation or administrative provision :

III.3.2) Staff responsible for the execution of the service:

Legal persons should indicate the names and professional qualifications of the staff responsible for the execution of the service: yes no

Section IV : Procedure

IV.1) Type of procedure:

IV.1.1) Type of procedure:

- Open
- Restricted
- Accelerated restricted

Justification for the choice of accelerated procedure:

- Negotiated

Some candidates have already been selected (if appropriate under certain types of negotiated procedures) : yes no
(if yes, provide names and addresses of economic operators already selected under Section VI.3 Additional information)

- Accelerated negotiated

Justification for the choice of accelerated procedure:

- Competitive dialogue

IV.1.2) Limitations on the number of operators who will be invited to tender or to participate: *(restricted and negotiated procedures, competitive dialogue)*

Envisaged number of operators:

or

Envisaged minimum number: 5 and *(if applicable)* maximum number 8

Objective criteria for choosing the limited number of candidates:

[Details of the criteria for selection will be contained in the pre qualification questionnaire \(PQQ\)](#)

IV.1.3) Reduction of the number of operators during the negotiation or dialogue: *(negotiated procedure, competitive dialogue)*

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated : yes no

IV.2) Award criteria

IV.2.1) Award criteria *(please tick the relevant box(es))*

- Lowest price

or

- The most economically advantageous tender in terms of

the criteria stated below *(the award criteria should be given with their weighting or in descending order of importance where weighting is not possible for demonstrable reasons)*

the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document

Criteria	Weighting	Criteria	Weighting
1.		6.	
2.		7.	
3.		8.	
4.		9.	

Criteria	Weighting	Criteria	Weighting
5.		10.	

IV.2.2) Information about electronic auction

An electronic auction will be used yes no

(if yes, if appropriate) Additional information about electronic auction:

IV.3) Administrative information:

IV.3.1) File reference number attributed by the contracting authority: (if applicable)

IV.3.2) Previous publication(s) concerning the same contract:

yes no

(if yes)

Prior information notice Notice on a buyer profile

Notice number in the OJEU: of: (dd/mm/yyyy)

Other previous publications (if applicable)

IV.3.3) Conditions for obtaining specifications and additional documents or descriptive document: (in the case of a competitive dialogue)

Time limit for receipt of requests for documents or for accessing documents

Date: Time:

Payable documents yes no

(if yes, give figures only) Price: Currency:

Terms and method of payment:

IV.3.4) Time limit for receipt of tenders or requests to participate:

Date: 20/09/2013 Time: 13:00

IV.3.5) Date of dispatch of invitations to tender or to participate to selected candidates: (if known, in the case of restricted and negotiated procedures, and competitive dialogue)

Date:

IV.3.6) Language(s) in which tenders or requests to participate may be drawn up:

Any EU official language

Official EU language(s):

EN

Other:

IV.3.7) Minimum time frame during which the tenderer must maintain the tender:

until: :

or

Duration in months : or in days : (from the date stated for receipt of tender)

IV.3.8) Conditions for opening of tenders:

Date : (dd/mm/yyyy) Time

(if applicable) Place:

Persons authorised to be present at the opening of tenders *(if applicable)* :

yes no

(if yes) Additional information about authorised persons and opening procedure:

Section VI: Complementary information

VI.1) Information about recurrence: *(if applicable)*

This is a recurrent procurement : yes no

(if yes) Estimated timing for further notices to be published:

VI.2) Information about European Union funds:

The contract is related to a project and/or programme financed by European Union funds : yes no

(if yes) Estimated timing for further notices to be published:

VI.3) Additional information: *(if applicable)*

The Contracting Authority reserves the right to discontinue the procurement process at any time which shall include the right not to award a contract and does not bind itself to accept the lowest tender or any tender received.

The Contracting Authority shall not be liable for any cost or expenses incurred by any candidate or tenderer in connection with the completion and return.

VI.4) Procedures for appeal:

VI.4.1) Body responsible for appeal procedures:

Official name: [High Court of England and Wales](#)

Postal address: [The Strand](#)

Town: [London](#)

Postal code: [WC2A 2LL](#)

Country: [United Kingdom \(UK\)](#)

Telephone:

E-mail:

Fax:

Internet address: *(URL)*

Body responsible for mediation procedures *(if applicable)*

Official name: [High Court of England and Wales](#)

Postal address: [The Strand](#)

Town: [London](#)

Postal code: [WC2A 2LL](#)

Country: [United Kingdom \(UK\)](#)

Telephone:

E-mail:

Fax:

Internet address: *(URL)*

VI.4.2) Lodging of appeals: *(please fill in heading VI.4.2 or if need be, heading VI.4.3)*

The Contracting Authority will incorporate a minimum 10 calendar day stand still period at the point information on the award of the Contract is communicated to Tenderers.

VI.4.3) Service from which information about the lodging of appeals may be obtained:

Official name: [Cabinet Office](#)

Postal address: [70 Whitehall](#)

Town: [London](#)

Postal code: [SW1A 2AS](#)

Country: [United Kingdom \(UK\)](#)

Telephone:

E-mail:

Fax:

Internet address: (*URL*)

VI.5) Date of dispatch of this notice:

[20/08/2013](#) (*dd/mm/yyyy*) - ID:2013-113345

Annex A
Additional addresses and contact points

I) Addresses and contact points from which further information can be obtained

Official name: [Artelia](#) National ID: *(if known)*
Postal address: [Tubs Hill House, London Road](#),
Town: [Sevenoaks](#) Postal code: [TN131BL](#) Country: [United Kingdom \(UK\)](#)
Contact point(s): Telephone: [REDACTED]
For the attention of: [Philip Booth](#)
E-mail: business.support.log@uk.arteliagroup.com Fax:
Internet address: *(URL)* <http://www.arteliagroup.com>

II) Addresses and contact points from which specifications and additional documents can be obtained

Official name: [Artelia](#) National ID: *(if known)*
Postal address: [Tubs Hill House, London Road](#)
Town: [Sevenoaks](#) Postal code: [TN131BL](#) Country: [United Kingdom \(UK\)](#)
Contact point(s): [Philip Booth](#) Telephone: [REDACTED]
For the attention of: [Philip Booth](#)
E-mail: business.support.log@uk.arteliagroup.com Fax:
Internet address: *(URL)*

III) Addresses and contact points to which tenders/requests to participate must be sent

Official name: [Artelia](#) National ID: *(if known)*
Postal address: [Tubs Hill House, London Road](#)
Town: [Sevenoaks](#) Postal code: [TN131BL](#) Country: [United Kingdom \(UK\)](#)
Contact point(s): [Philip Booth](#) Telephone: [REDACTED]
For the attention of: [Philip Booth](#)
E-mail: business.support.log@uk.arteliagroup.com Fax:
Internet address: *(URL)*

IV) Address of the other contracting authority on behalf of which the contracting authority is purchasing

Official name National ID (if known):
Postal address:
Town Postal code
Country

----- (Use Annex A Section IV as many times as needed) -----

Annex B
Information about lots

Title attributed to the contract by the contracting authority

Lot No : **Lot title :**

1) Short description:

2) Common procurement vocabulary (CPV):

Main vocabulary:

3) Quantity or scope:

(if known, give figures only) Estimated cost excluding VAT:

Currency:

or

Range: between :

and:

Currency:

4) Indication about different date for duration of contract or starting/completion: (if applicable)

Duration in months : or in days : (from the award of the contract)

or

Starting: (dd/mm/yyyy)

Completion: (dd/mm/yyyy)

5) Additional information about lots:

Annex C1 – General procurement
Service categories referred to in Section II: Object of the contract
Directive 2004/18/EC

Category No [1]	Subject
1	Maintenance and repair services
2	Land transport services [2], including armoured car services, and courier services, except transport of mail
3	Air transport services of passengers and freight, except transport of mail
4	Transport of mail by land [3] and by air
5	Telecommunications services
6	Financial services: a) Insurances services b) Banking and investment services [4]
7	Computer and related services
8	Research and development services [5]
9	Accounting, auditing and bookkeeping services
10	Market research and public opinion polling services
11	Management consulting services [6] and related services
12	Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services
13	Advertising services
14	Building-cleaning services and property management services
15	Publishing and printing services on a fee or contract basis
16	Sewage and refuse disposal services; sanitation and similar services
Category No [7]	Subject
17	Hotel and restaurant services
18	Rail transport services
19	Water transport services
20	Supporting and auxiliary transport services
21	Legal services
22	Personnel placement and supply services [8]
23	Investigation and security services, except armoured car services
24	Education and vocational education services
25	Health and social services
26	Recreational, cultural and sporting services [9]
27	Other services

1 Service categories within the meaning of Article 20 and Annex IIA to Directive 2004/18/EC.

2 Except for rail transport services covered by category 18.

3 Except for rail transport services covered by category 18.

4 Except financial services in connection with the issue, sale, purchase or transfer of securities or other financial instruments, and central bank services. The following are also excluded: services involving the acquisition or rental, by whatever financial means, of land, existing buildings or other immovable property or concerning rights thereon. However, financial service contracts concluded at the same time as, before or after the contract of acquisition or rental, in whatever form, shall be subject to the Directive.

- 5 Except research and development services other than those where the benefits accrue exclusively to the contracting authority for its use in the conduct of its own affairs on condition that the service provided is wholly remunerated by the contracting authority.
- 6 Except arbitration and conciliation services.
- 7 Service categories within the meaning of Article 21 and Annex IIB of Directive 2004/18/EC.
- 8 Except employment contracts.
- 9 Except contracts for the acquisition, development, production or co-production of program material by broadcasters and contracts for broadcasting time.

APPENDIX F Final Tender Addendum

Enhancements and Improvements to Grenfell Tower

Tender Query Log

Issue: 13

Dated: 7th February 2014

Clarification / query number	Clarification / query	Comment / response	Documents to be revised
Queries raised on the site visit on the 5th December			
Basement			
B1	Are the existing flats being remodeled?	<i>No, there will be internal works to the heating system and new windows inserted but the flats will not be remodelled.</i>	
B2	Will all of the flats be occupied during heating works?	<i>Yes, the flats will be occupied during the works.</i>	
B3	Will the existing boilers be removed from the basement?	<i>No. It was confirmed that the existing boilers will continue to serve the finger blocks so will not be removed. The additional boilers will just feed the tower.</i>	
Boxing Club			
BC1	What will happen to the boxing club during the works?	<i>It was clarified that the boxing club will be relocated within the building at the Walkway level. The new boxing club will have 3 No. rings and associated facilities.</i>	
BC2	What will happen to the area where the boxing club is currently located?	<i>The current location of the boxing club will form part of the new nursery.</i>	
Void Flat (Flat 145)			
VF1	Is the layout of flat 145 typical?	<i>Yes, the layout of the void flat that contractors where showed around (flat 145) is typical of the two bed flats.</i>	
VF2	Is the pipe work going to stay as it currently is?	<i>The TMO are currently talking to the residents regarding this question. The other possibility is that they may be boxed in. We will confirm the answer when a decision is made.</i>	
VF3	How are the TMO planning to charge residents for heating?	<i>Please refer to the answer to question 6 at the Bidder's Conference below.</i>	
VF4	What is behind the panels by the windows?	<i>The One Bed Flat Survey drawing (No. SEA (02) 030) that</i>	<i>IMG_1015, IMG_1016,</i>

		<i>was provided shows the make-up of the existing façade. Please also so the extra photographs that have been provided within the Architectural folder in Appendix A for further detail.</i>	<i>IMG_1017, IMG_1019, IMG_1020, P1020023-1</i>
VF5	Where will the Heat Interface Unit and meter be located?	<i>It was confirmed that the HIU would be in the kitchen cupboard where the Elson unit currently is. It is still to be decided where the meter will be located depending on the outcome of conversations with the residents to decide how heating will be charged.</i>	
VF6	What is the plan for the tails of the radiators?	<i>The radiator tails will be capped off at skirting level.</i>	
VF7	Will this flat (Flat 145) be available for use as a mock up?	<i>Yes. It was confirmed that Flat 145 will be available for use as a mock up.</i>	
Lift Lobby			
LL1	Are the lobbies going to be redecorated?	<i>No, it was confirmed that the lobbies will not be redecorated.</i>	
LL2	Is there a requirement for respite for the residents?	<i>Yes, the contractor will be required to provide respite to the residents during the works. It is suggested that the void flat will be used and that the area should provide respite facilities for at least 10 residents.</i>	
LL3	Will new heating risers be required?	<i>Yes, new heating risers are required. There will be a single heating riser for each flat. It was confirmed that the pipes will encroach into the lobby.</i> <i>Yes, new heating risers are required. The main risers will be located within the common lift lobbies from Walkway +1 to Roof Top Plant Room Level. The lower podium levels have a different arrangement. Please see Max Fordham T(90) series drawings for more information.</i>	
LL4	What lift access will the contractor have?	<i>It was confirmed that the contractor will not have use of both lifts at the same time and that the times available for use can be found within the tender documents.</i>	
Roof			
R1	Will the satellite dishes still be in place during the cladding works?	<i>It was confirmed that there is a new IRS system for the tower</i>	

		<i>and the dishes will not be connected by the time that works begin. Any remaining dishes are to be removed during the works as they will no longer be connected.</i>	
R2	What is on the top of the roof?	<i>It was confirmed that the upper level of the roof is flat and that no works are required up there.</i> <i>There may be minor works required to the roof area due to the relining of the flue.</i>	
R3	Is there a BREEAM requirement for this project?	<i>Yes. It was confirmed that the project needs to reach BREEAM Good and that a pre-assessment has taken place which can be found in Appendix G.</i>	
Walkway			
W1	Are the galvanised external pipes currently used for heating and will they need to be diverted?	<i>No, it was confirmed that the external pipes at the Walkway level is a soil pipe and it will stay where it is.</i> <i>Visible within the external area of Walkway Level there are 2x soil vent pipes as marked on Max Fordham R(11) series drawings and a number of heating flow & return pipes. The SVPs ventilate the stacks serving facilities at lower levels and connect to the main vent stacks at high level within Walkway +1. These facilities will become redundant as a result of the refurbishment works. These are to be removed. The heating pipes are for the perimeter heating in the offices within Walkway +1. This heating system is independent from the main distribution system and will be removed as part of the works and the pipes will therefore become redundant. These pipes are to be removed.</i>	
W2	Will the external canopy above the entrance to the tower be removed?	<i>Yes, the canopy will be removed.</i>	
W3	Is the only vehicular access to Grenfell Tower via Grenfell Road?	<i>Yes, it was confirmed that the only vehicular access is via Grenfell Road.</i>	
W4	Does the project include any Decent Homes Work?	<i>It is confirmed that there is no Decent Homes work involved in the works as our surveys have</i>	

		<i>established that relatively few properties were in need of new kitchen and bathroom fittings.</i>	
Queries raised at the contractors information event on the 5th December			
1	Have you been in contact with any specialist companies regarding the smoke extraction system?	<i>Yes, we have been in contact with Actionair regarding the specification of the dampeners which is reflected within the mechanical schedule. However the contractors must make their own arrangements regarding the specialist advice available.</i>	
2	Are there any current problems with parts of the property over-heating? Are these issues addressed in the outline design?	<i>Yes, there are some problems with overheating. These are due to problems with the existing heating system. Many of the non-return valves are not operating correctly due to a history of poor maintenance and heat is escaping into the screed. This should be addressed when the new installation is operational. The fenestration proposed takes into account the heating proposed.</i>	
3	Does the Client have any minimum storage levels in the water tanks in the event that there is a disruption to the mains water supply or the electric supply which enables the water to be pumped to the high level tanks? Does the Client have a policy of moving residents on a temporary basis if there is a major interruption to the water supply?	<i>There are no contingency plans to move residents on a temporary basis. The existing tanks on the roof have sufficient capacity to maintain a water supply for 24 hours. Part of the scope of works is the refurbishment of the tanks and this will enable one tank to be isolated and cleaned whilst the other tank maintains supplies. The Client is reluctant to increase the storage capacity as this may lead to insufficient turn over levels leading to water quality issues.</i> <i>The tanks are sized to provide 24 hours of storage for the tenants. These tanks are to be retained and refurbished as part of the works, including refurbishing all associated retained valves. The intention is that the capacity of storage available is to remain the same as it is now, with the ability to isolate and drain down one or more of the tanks in the future if water quality tests suggest that this would be beneficial.</i>	

4	Has the option of taking a pipe from the incoming potable water main direct to the kitchens?	<i>This has been considered and discounted. Please price on the basis of the works as specified.</i>	
5	It is noted that there is an allowance of £222 for the installation / renewal of fans in the kitchen and bathroom. Has the option of including an MEV been considered as an alternative?	<p><i>This allowance is for the cleaning of the bathroom extract duct work within each existing flat and the replacement of the grille. It is mentioned on p33 of the 'Employer's Requirements for MEP Services'.</i></p> <p><i>Please submit your tender on the basis of the works as specified. On the schedule of alternatives please indicate a price for the installation of an MEV and all associated works if this is considered a practical option. The tender will be evaluated on the price for the specified scope of works but the Client may elect to change the scope to an MEV following contract award.</i></p>	<p><i>A revised alternative costs schedule has been uploaded to SharePoint. Therefore please delete the old Part 5 Contract Sum Analysis and use the New Contract Sum Analysis uploaded into part 5.</i></p>
6	How do residents currently pay for the heating? Would it be beneficial for the Client to ask for payment according to usage; hence being able to demonstrate an equitable heating policy?	<p><i>Currently heating costs are allocated in accordance with the size of the property. It would be beneficial to be able to charge according to actual usage and discussions are on-going with residents with regard to this. However this is an on-going discussion and will not be resolved in the next few months as it may require revision to the existing lease arrangements with the leaseholder residents. Please submit a tender on the basis of the scope of works as set out in the tender documentation. It would be useful to have a cost for the installation of meters for each individual property however this will not be taken into account in the evaluation. The Client may elect to accept this alternative option following contract award.</i></p>	<p><i>A revised alternative costs schedule has been uploaded to SharePoint. Therefore please delete the old Part 5 Contract Sum Analysis and use the New Contract Sum Analysis uploaded into part 5.</i></p>
7	Have you thought about the possibility of using a storage cylinder rather than an HIU in the flats?	<i>This has been considered and discounted. Please price on the basis of the works as specified.</i>	
8	There is a disparity between the required U-Value for the windows. The BREEAM report states 1.4 and the documentation provided by Max Fordham says 1.6. Can you please confirm the correct figure?	<i>We clarify that the correct U-Value for the windows are 1.6 for the windows and 1.5 for the solid panels as per the NBS found in Appendix A.</i>	

9	Can you please confirm the level of BREEAM retention? Is it £25k or £50k?	<i>We can confirm that the figure for BREEAM retention is £25k (please see Preliminaries page 2A/27 and JCT Contract page 37, clause 4.18A).</i>	
10	There is reference to Leadbitter being the Principal Contractor in the BREEAM Assessment. Please can you explain this?	<i>At the time that the BREEAM Assessment was prepared we were considering appointing Leadbitter as the principal contractor by calling off their services from the IESE Framework. Following several months of discussions there were concerns regarding costs and a decision was made to obtain a price following a competitive tender.</i>	
11	Please advise what action needs to be taken regarding the existing satellite dishes on the exterior of the building.	<i>The contractor is requested to remove these. The Client will write to the residents to advise that this action will be taken.</i>	
12	There is mention on the Internet of Grenfell Tower being affected by Power Surges. Has this problem now been resolved?	<i>There was a series of power surges earlier this year. The cause of these surges was traced back to a problem with the incoming electrical mains. These mains have now been replaced and there has been non re-occurrence of the problem.</i>	
Queries raised via email			
1	In the spec you have specified Wicona for windows and curtain walling. In the past we have used Schuco or Metal Technology, would you have an objection to us pricing an alternative to Wicona?	<i>Suppliers of products that are equal in performance and appearance to those specified will be acceptable. However, our investigations found that the Schuco product could not offer the casement width designed. It is important that contractors submit a compliant bid, and identify separately any alternatives they would like to put forward.</i>	
2	We have M & E drawings, an acoustic specification, a quotation from SCCI Alphatrack and IRS information, but do not have a detailed M & E specification. Can you confirm whether or not it is your intention to issue this document, or whether we are to assume that all works are as specified on the drawings.	<i>There is a detailed M & E specification on the shared site. It is entitled 'Employer's Requirements for MEP Services – 19 Nov 13' and the exact location is below: Part 2 – Employers Requirements > Section B – Specification and Design Requirements.</i>	
3	Some observations regarding the M & E drawing issue;	<i>That is correct, all of the drawings form part of the tender issue package, but there were</i>	

	<p>1) We have received a copy of drawing no. J4614/A(64)502 Rev 2 (three pages). This drawing does not appear in Max Fordham's drawing issue sheets. A(64)502 does appear on the first page of the issue sheet.</p> <p>2) We have received copies of drawing nos. 4614 R(11)00_099 to 105, revision T3. These drawings do not appear in Max Fordham's drawing issue sheets. I cannot see the R(11) drawings on the issue sheet either.</p> <p>3) We have received copies of drawing nos. J4614 V(90)01-250/T1 and 251/T1. These drawings do appear in Max Fordham's drawing issue sheets, but are shown as unissued. Do you know why this is the case?</p> <p>We will assume that these drawings are intended to form part of the tender issue package.</p>	<p><i>some inconsistencies on the Issue Sheet.</i></p> <p><i>A new M&E Issue Sheet, entitled 'tender issue sheet_final' has been uploaded. This document replaces the old Issue Sheet which is not called '20131129 Issue Sheet OLD'. The new Issue Sheet can be found in Appendix A, M and E.</i></p> <p><i>To be clear, no further drawings have been uploaded but the Issue Sheet is now complete and includes all of the issued M&E drawings.</i></p>	
4	Electric Meters for the new build flats are shown within the flats adjacent to the Consumer units. This is now an unusual arrangement, is this correct?	<i>Please proceed as detailed in the drawings.</i>	
5	Are we to assume that the large protruding 'skirt' structure surrounding the tower at walkway level is to be removed? The demolition drawings (series 1279(04)121 to 124) make no mention of the removal of this structure.	<i>Yes the existing steel and acrylic/polycarbonate canopy is to be removed.</i>	
6	<u>S12 Hot and Cold Water – New System</u> The issued Employer's Requirements document states: Low water use fittings shall be installed in all new areas of the building. We understand that Flow Restrictors are required on all Sanitary Fittings. Please advise if this is the correct interpretation.	<i>This is the correct interpretation.</i>	
7	<u>T32 Low Temperature Hot Water Heating</u> Tender Query Log Issue 1 – Item VF2 states: '...Is the pipe work going to stay as it currently is? The TMO are currently talking to the residents regarding this question. The other possibility is that they may be boxed in. We will confirm the answer when a decision is made...'	<i>For pricing purposes please assume that all high level pipework and vertical drops are to be boxed in, with skirting level runs left exposed.</i>	

	<p>If the LTHW pipework is to remain exposed within the dwellings, then no thermal insulation will be required. However, thermal insulation will be required to any sections that should be boxed-in.</p> <p>Please advise which scenario should be assumed for pricing purposes.</p>		
8	<p><u>T32 Low Temp Hot Water Heating - Distribution Pipework & Valves:</u></p> <p>The issued Employer's Requirements document states: '<i>At each floor level, branch pipes connect the risers to the flats and other heated areas. This pipework shall be stainless steel using a "cold joining" connection method to avoid hot works as described earlier in section S12 Hot and Cold Water.</i> It is not common practice to use Stainless Steel Pipework for this purpose; the cost implications would be significant. Would it be acceptable to utilise Red Steel instead?</p>	<p><i>For the purposes of this tender please price on what is in the specification (stainless steel).</i></p>	
9	<p><u>U10 General Ventilation - Refuse Lobbies:</u></p> <p>The issued Employer's Requirements document states: '<i>Access to the refuse chute is currently provided from Walkway +2 upwards. Additional access to the refuse chute will be provided on Walkway +1. The ventilation system will be extended down to Walkway +1 level to provide general supply and extract ventilation to the newly formed refuse chute access rooms.</i>'</p> <p>The issued tender drawings do not show the existing ductwork that is to be extended; please advise.</p>	<p><i>Approximate location/diameter of duct work is shown adjacent to the rubbish chute on both MF T[90]12 series drawings and on Architect's backgrounds. This is a mechanical supply/extract system which extends from the fans within the roof top plant room to Walkway +2 level. Supply & extract grilles are to be installed in the new rubbish chute lobby at Walkway +1 level and these are to be connected into the existing ducts.</i></p>	
10	<p><u>U10 General Ventilation - Kitchen Ventilation – Existing Flats:</u></p> <p>The issued Employer's Requirements document states: '<i>The kitchens shall be ventilated by a panel mounted extract fan. The fan s hall be switched locally.</i>'</p> <p>The issued Mechanical Equipment Schedule doesn't make reference to the particular fan model required; please advise.</p>	<p><i>This has been covered in more detail on the reissued Mechanical Schedule (rev T5). Please see clarification number 16 for details of where this is saved.</i></p>	
11	<p>Kompan Limited (your specified Play Equipment Sub-Contractor) has issued the following query: The Q52 specification (items 310 to 314) does</p>	<p><i>See landscape addendum. The details of this addendum are given in answer 15 below.</i></p>	

	not match the drawings. Are we just being asked to quote for the four items or our equivalents for the entire area?		
12	<p>We understand that essentially the NBS specs are essentially to serve as the Employer's Requirements for this project.</p> <p>Bearing this in mind, please confirm quite how NBS Section R10 relates, as there appear to be no external uPVC rainwater goods on this contract.</p> <p>Similarly NBS item L20.680 relates to Hormann (UK) Limited up-and-over garage doors, although there appears to be no requirement for these items on the drawings.</p>	<p><i>There will be some small downpipes associated with the canopies.</i></p> <p><i>New Garage doors indicated on 1279(05)211</i></p>	
13	<p>The drawing .PDF titled 1279 SEA (04) 200 – Flat Type 1 – One Bedroom, appears to be a second copy of drawing no. 1279 (04) 202 – Flat Type 3 – Mezzanine 1 Bed.</p> <p>Could you issue the correct version of drawing no. 1279 (04) 200, as a matter of urgency please.</p>	<p><i>Drawing no. 1279 (04) 200 has been uploaded. The old drawing is now called '1279 (04) 200 OLD' and the new drawing is called '1279 (04) 200 NEW'. The updated drawing can be found within the Architectural Folder in Appendix A.</i></p>	
14	<p>We are in receipt of your tender opportunity for Grenfell Towers and would request that you consider an extension to the current return date (Friday 31st January 2014) of two working weeks (at least) resulting in a proposed return date of Friday 14th February 2014 (or later). We have contacted our supply chain and in particular specialist work streams such as mechanical and electrical and are advised that they need additional time to complete their pricing. This combined with the considerable Christmas/New closure has resulted in an adverse affect upon the allotted tender period.</p> <p>In our opinion the granting of additional time to the tender period would greatly increase our capacity to produce and submit a comprehensive compliant tender document taking into account the complexity of the works and the logistical considerations which is all to the benefit of the Client.</p> <p>Please advise at your earliest opportunity whether an extension is to be granted so we may update our</p>	<p><i>We have decided to extend the tender period by one week.</i></p> <p><i>Therefore, <u>the Tender Return date is now noon on Friday 7th February.</u></i></p> <p><i>The deadline for asking queries is now three days before this new tender return deadline.</i></p>	

	supply chain and bid partners of your decision.		
15	New Issue – Landscape Addendum	<p><i>A landscape addendum has been uploaded. The old documents have all been marked as 'OLD' and the new documents can be found in the landscaping folder, within the architectural section of Appendix A.</i></p> <p><i>The new documents that have been issued are:</i></p> <ol style="list-style-type: none"> 1. 2013.12.17 130. 02 Plant 2. BS5837 Tree Survey 3. Document Issue Sheet GT 03 NEW 4. Landscape T4 SPEC 5. MWA_130_501 GA_18_12_13 6. MWA130_502 Edging 7. MWA130_504 Tree Pit 8. MWA130_505 Standard Details 9. MWA130_508 demolition plan 10. MWA 130_509 tree removals 11. MWA_130_510 Planting 18 12 13 	
16	New Issue – Mechanical Schedule and Heating Schematic	<p><i>An updated Mechanical Schedule Z[--]500 (rev T5), an updated LTHW schematic T[--]01_251 (rev T3) and a corresponding Issue Sheet have been uploaded. They can be found in the M and E folder within Appendix A. The old documents have been marked 'OLD' and the three new documents have been marked 'NEW' for simplicity.</i></p>	
17	New Issue – Planning Decision Notice	<p><i>The planning decision notice was issued on 10th January. The document can be found within Appendix B.</i></p>	
18	Please confirm the requirements for NBS item K13.146 (Altro Whiterock Wallcoverings). Drawing no. 1279(42)100, revision 00 suggests that no Altro Whiterock wallcoverings are required for this contract.	<i>K13/146 is redundant</i>	
19	Please advise which areas are to receive the Kingspan Raised Access Flooring, as specified in NBS Section K41.	<i>K41 is redundant and can be ignored in its entirety.</i>	
20	NBS item N10.241 refers to 'Dim-Out Blinds' to be supplied and installed by Levolux. Drawing no. 1279(72)105, revision 00, however refers only to Levolux 760L blinds, as NBS item N10.240. Please advise	<i>N10/241 (Black out blinds) is redundant.</i>	

	where the 'Dim-Out Blinds' are required.		
21	Ref Glass Reinforced Concrete Column Cladding. The specified sub-contractor/supplier, Hering UK LLP has withdrawn completely from the United Kingdom market (NBS Section H40 refers). Their response attached explains their decision in more detail. <u>We therefore request the issue of a Provisional Sum to cover this element of the works.</u>	<i>Please refer to clause H40/131 for an alternative</i>	
22	Please see below a short statement regarding the acoustic performance of the partitions/details and their locations. Ø detail P10E - there is a discrepancy between the NBS spec (36Rw dB) and drawing 1279(22)100 rev00 showing acoustic rating 42Rw dB. The correct one is 36Rw dB as per the NBS spec. The other wall build up details have the correct acoustic rating Ø the highlighted (in red) section of the wall between the office and the play area on the ground floor (attached drawing: J4614 A(90)_001 revT1) must have 50Rw dB acoustic rating and not 40Rw dB to provide the required continuous acoustic separation between the rooms. The rest of the walls have the correct locations with regards to acoustic ratings	<i>"1 - Partition type P10E - See revised drawing 1279 (22) 100 Rev 01 2 - This is a discrepancy between the acoustic and architect's drawings. The acoustic engineer's drawing is to apply. "</i>	
23	Please advise the location of the works to which the Flowcrete specified works are to apply. NBS items M10.130, M10.131 and M10.132 refer.	<i>"The contractor will need to make their own assessment of the extent and type of screeds required. GF - where u/f heating is shown a full floating screed as M10/130, as shown on (43)110 would be required. We do not have cores to the floors elsewhere at this level and believe a thin leveling screed was used when the existing reception was created in 1993. Mezz - We do not have cores to this level. Existing screeds could perhaps be retained. A thin-bed screed (M10/132) or powerfloat will need to be used on on the new floor slabs so as to minimize the floor build and headroom issues. Walkway - The existing floor build up is removed to accommodate the timber floor in the boxing. It may be necessary</i>	

		<p>to lay a tapered screed in the rest of the boxing - passage and changing areas - to bring the floors level. We cannot assess the requirement without site levels.</p> <p>Walkway +1 - The existing screeds to the residential floors appear to be 50mm so we have included for Isocrete Fast-K . Screed choice at this level is more flexible because of the available headroom. "</p>	
24	Please advise the location of the works to which the 3M Roofing System specified works are to apply. NBS items J31.120 refers.	New roof coverings were omitted from the scope at a late stage so this clause is now redundant.	
25	Please advise the location of the 'Purpose Made Balustrades To External Walkway', as specified in NBS item L30.551. This work does not seem to appear on the drawings.	The Purpose Made Balustrades To External Walkway was omitted from the scope at a late stage so this clause is now redundant.	
26	NBS item N10.310 relates to 1000mm x 1000mm loose laid matting to the boxing club (by Pavigym UK @ Escape Fitness Limited). Please advise how many of these mats are required. NBS item N10.350 relates to heavy duty stainless steel corner guards (by Construction Specialities(UK) Limited). Please advise how many of these corner guards are required.	<p>1 - The club will be fitting out their space. N10/310 is redundant.</p> <p>2 - Please allow for 10no. Pairs. Location to be agreed.</p>	
27	In the pursuit of an Eco funding offer from British Gas, we require a property list which details flat numbers, bedroom types and Leaseholder info. Please could you forward such a schedule or direct us to where it may be found within the ITT.	Please refer to the spreadsheet 'Grenfell composition for energy funding'. This has been added to Appendix A.	
28	Drawing no. 1279(04)101, revision 00 refers to partitions ref. P10L. We require the issue of a specification for this partition type, as it is missing from NBS Section K10.	See amended drawing 1279 (22) 100 for P10L wall type. (2hr, non-acoustic). The old drawing has been renamed "1279 SEA (22) 100 - Partition Types OLD" and the new drawing is located in the architectural section of Appendix A along with the new issue sheet titled "1279-SE LLP_ Drg Issue_ER 140115".	
29	The lighting layouts on Max Fordham's drawing differ substantially to the layouts on the Architects Reflected Ceiling Plans. Max Fordham's drawing do not show new lighting to the upper floors lift lobbies, whereas new lighting is shown on the Architect's Reflected Ceiling Plans.	New lighting is required to the lift lobbies on the upper floors. For this reason, please allow the Architect's RCPs to take precedence in this matter.	

	Please advise which take precedence.		
30	We presume that the new partitions to the existing lift lobbies shown on drawing no. 1279(04)105/00 are to be as NBS item K10.128. As the following NBS items do not seem to appear on the drawings, we presume that they are to be ignored: K10.135, K10.155, K10.180. K10.185 & K10.186.	<p>1- No. all ducts will need to be fire-stopped at each level. New partitions in existing lift lobbies to be wall types P10A.</p> <p>2-K10/135 Shaftwall - optional to the masonry duct for the smoke vent at Walkway +1.</p> <p>3- K10/155 refers to linings to metal studs. Ref Wall Type P10J on (22)100.</p> <p>4- K10/180 Wall lining to curtain wall - isolated areas in Concierge and Nursery</p> <p>5- K10/185 Wall lining (adhesive) - this is used extensively to enclose existing concrete walls and columns. See tag P25A.</p> <p>6- K10/186 DriLyner RF. Extent subject to condition of existing walls this bonded furring system may be required.</p> <p><u>PLEASE NOTE AMENDMENT ON REVISED DRAWING:</u> <u>P10J & P10K - has been revised to show double stud construction</u></p>	
31	We write to advise you that Leaderflush and Shapland have declined to provide a quotation for the supply of their doorsets (see text reproduced below). As they are a specified supplier, we require the urgent issue of a Provisional Sum to cover this element of the work. NBS items L20.410, L20.411 and L20.412 refer.	<p>A provisional sum is not in the client's interest and equivalent doorsets from a number of suppliers would be acceptable, eg:</p> <ul style="list-style-type: none"> - Soundcraft, - David Smith St Ives Ltd - Premdor 	
32	New Issue – Crown Alternative	<p>A new drawing titled "1279 SEA (06) 111 – Crown" has been added to the architectural section of Appendix A. The drawing shows an alternative to the crown which we would like the contractors to price.</p> <p>Please note that this is an extra drawing and does not replace an old drawing.</p>	
33	Please advise to what does the 'P05A', 'P05B' and 'P25B' noted on drawing 1279(04)103/00 adjacent to the fair faced blockwork to the Boxing Club refer?	<p>P05A is Blockwork as F10/255</p> <p>P05B is Blockwork to F10/255 with render and tiling up to mid height as shown on (05)117</p> <p>P25B is Gyplyner as (22)100. This will require additional structure, or a suitable C or I Stud.</p>	
34	Please advise where the 'Aircrete Partitions' are located. (NBS item F10.356 refers).	This item is no longer required	

35	Please advise where the 'Ancon Stafix' ties are located. (NBS items F30.220 refers). There are no cavity walls.	<i>This item is no longer required</i>	
36	Please advise where the cavity wall ties are located (NBS item F30.225 refers). There are no cavity walls.	<i>This item is no longer required</i>	
37	Please advise where the cavity wall ties are located (NBS item F30.225 refers). There are no cavity walls.	<i>As above</i>	
38	Please advise where the 'Ancon IHR-V Head Restraints' are located (NBS item F30.250 refers). There are no 100mm thick partitions.	<i>Ancon IHR-V is suitable for 100 or 140 block walls.</i>	
39	We presume that the dampcourse specified in item F30.330 is to be located in the new walling shown on drawing no. 1279(05)200/00.	<i>A DPC will be required for this wall.</i>	
40	<u>T32 Low Temperature Hot Water Heating:</u> LTHW Pump Ref P1: Schedule of Mechanical Equipment states the duty (10l/s) but not the resistance; please advise.	<i>The resistance is approx. 70 kPa. Please note that all sizes and duties stated are approximate and are for tender purposes only. The contractor shall make final selections of plant based on their fully developed design.</i>	
41	The specified screen and speech contractor, Sonic Windows has declined to provide a quotation for their works (see below). NBS item N10.111 refers. We therefore require the issue of a Provisional Sum to cover this element of the works. <i>Dear Sir, I am very sorry but on this occasion we are unable to supply a quotation. Regards Tracy Hoy Sonic Windows Limited</i>	<i>Sonic were initially interested when contacted. Alternative Suppliers for the screen include: - Essex Safety Glass Ltd Tel [REDACTED] The following can do both screen and Speech transfer: - KS Security Screens [REDACTED] - Safetell [REDACTED]</i>	
42	<u>W60 Controls Specification :</u> The header is in the specification but then there is no W60 enclosed.	<i>The reference to W60 Controls is erroneous and should be omitted. The individual services sections describe the control requirements for each service.</i>	
43	Structural Engineer's Drawings Generally - The Structural Engineer's Drawings refer to a Steel Pergola Structure adjacent to the New Playground Elevations. As this work does not seem to appear on the Architect's Drawings, we assume that it is not required.	<i>Pergola is shown on elevation drawing (05)103 (cut) and (06)122. Allow for pergola as indicated on Structural Engineer's drawing</i>	
44	Structural Engineer's drawing no. LO1212-003, revision T4 makes reference to: 1) Entrance Canopies in Abeyance. We presume that, as they are 'In Abeyance', that they are not to be included.	<i>1) The canopies are an integral part of the design. Ref Studio E drawings (05) series, (06)112, (06)121, (06)122. Allowance for the canopies shown should be included. 2) Section N-N</i>	

	<p>2) Section N-N relating to external balustrading. As this work does not appear on the Architect's Drawings, we assume that it is not required.</p> <p>3) Section X-X. This reference appears in two entirely different locations. We assume that the item in the top right hand corner of the drawing is to be ignored.</p> <p>4) Existing Vents Altered – Refer to Architect's Detail. May we have a copy of this detail, please.</p> <p>5) New 203 UC46 Offset from wall.....in Abeyance. We presume that as this work is noted 'in abeyance', that it is not to be included.</p> <p>6) D159 Steel Roof Decking. Please advise to what this note refers.</p> <p>7) We assume that dry-packing is not required above the steelwork. (There is a requirement on the Ground Floor drawing, but no such requirement seems to exist on the mezzanine level).</p>	<p><i>(LO1212_009_Details) refers to internal balustrade. Ref Studio E drawing (06)121. The existing external stair is internalised with new curtain walling.</i></p> <p><i>3) A similar detail applies in both locations.</i></p> <p><i>4) Ref Studio E drawing (06)122 & Elevations (05)100,101,102 & 103</i></p> <p><i>5) Drawing reference not given. Note on LO1212_003 reads: "... in abeyance pending detailed M&E information." There are existing and possibly new services on the walls which will require a steel trimmer offset from the wall for the new floor slab. As the detail design of the services is to be undertaken by the contractor, you will need to make allowance for necessary builder's work.</i></p> <p><i>6) This refers to RoofDek D159 by TATA Steel, or similar approved roof metal deck.</i></p> <p><i>7) Dry packing is required in all locations where new steel is used to support existing structure.</i></p>	
45	<p>Structural Engineer's drawing no. LO1212-004, revision T5 makes reference to:</p> <p>1) Entrance Canopies in Abeyance. We presume that, as they are 'In Abeyance', that they are not to be included.</p> <p>2) Section N-N relating to external balustrading. As this work does not appear on the Architect's Drawings, we assume that it is not required.</p> <p>3) We assume that dry-packing is not required above the steelwork. (There is a requirement on the Ground Floor drawing, but no such requirement seems to exist on the walkway level).</p>	<p><i>1) As response to item 1 in question 44 above.</i></p> <p><i>2) As response to item 2 in question 44 above.</i></p> <p><i>3) Dry packing is required in all locations where new steel is used to support existing structure.</i></p>	
46	<p>Structural Engineer's drawing no. LO1212-009, revision T3 makes reference to:</p> <p>1) Section N-N relating to external balustrading. As this work does not appear on the Architect's Drawings, we assume that it is not required.</p>	<p><i>1) As response to item 1 in question 44 above.</i></p>	
47	<p>Further to our telephone conversation this morning, we hereby formally request a further extension of time of 1 week to Friday 14th February.</p>	<p><i>We hereby agree to extending another week. The tender deadline is now midday 14th February 2014</i></p>	

	As discussed, we consider this time essential for us to complete subcontract consultations resulting from RFI feedback.		
48	NBS item L10.650 relates to metal louvers to be installed at Walkway + 1 level by Renson Fabrications Limited. Can you advise where this work is shown on the drawings, please.	"External ventilation shafts for basement area" - these are vents shown on all four elevations at ground/mezzanine, (05)100-103. These include replacement louvres to the free standing "low level vents", and any requirement to the Substation.	
49	1) Door no. D03-10 (Type DR-02) – Drawing no. 1279 (32)100/00 implies that this door is timber, whereas the door schedule states aluminium – which is correct?	This door should be painted timber	
50	2) Is it the intention that door nos. D5-01 to D5-05, listed on the door schedule, are to repeat on all residential floor levels (i.e. 5 doors x 20 floors = 100 doors)?	D5-01 is the access door the the new risers. This repeats on each floor = 20 no. D5-02 to 05 is the access cupboard to the HIU in the existing 2 bed kitchen. (ref 1279 SEA (04) 201 - Flat Type 2 - Two Bedroom) 4 x 20 = 80no. D5-06 & 07 is the access cupboard to the HIU in the existing 1 bed. (1279 SEA (04) 200 - Flat Type 1 - One Bedroom) 2 x 20 = 40no	
51	3) Door no. D3-02 (New Dry Riser) seems to be missing from the Door Schedule.	D3-02 Has been added to the schedule, as well as D3-07, 14 & 15 (riser cupboard doors)	
52	4) Door no. D3-13 does not appear on the floor plans.	D3-13 is a high level louvre connecting the stair to the AOV. Note requirement for fire rated duct over kitchen and toilet. Refer to RCP (35)10 and section (06)100 Door Schedule revised.	
53	5) Door no. D4-23 is shown on the floor plan as a timber door (to a bathroom), but is shown on the door schedule as DR-20, which is aluminium!	D4-23 is door type DR-06 which is a timber FD20S door. No aluminium is mentioned.	
54	NBS item P20.180 states that Pendock Profiles are to be installed in accordance with drawing nos. (04)200, (04)201 and (42)200. There are no Pendock Profiles shown on drawing nos. (04)200 & (04)201 and drawing no. (42)200 shows standard profile layouts. Please advise where the Pendock Profile pipe encasement is to be installed.	No Pendoc profiles are currently proposed to the 1 Bed flats. In addition to (04)201, please see RCP (35)105 - the grey bands indicate pendock profiles. The product codes/sizes are annotated adjacent to each, although as noted on (42)200 the final detail is subject to M&E contractor's choice on pipe and pendoc support.	
55	Drawing no. 1279(04)104/00 seems to be missing door numbers to one of the flats (top right hand corner). May we have a corrected copy of this	Please see revised proposed Walkway +1 Plan and Door schedule. Missing doors have been added to the schedule.	

	drawing, as it is impossible to cross reference it with the door schedule without this information?	<p><i>The new drawing is entitled '1279 SEA (04) 104 Rev01 - Proposed Walkway+1 Plan NEW' and the replaced drawing is now called 'OLD'.</i></p> <p><i>The new door schedule is called '1279 SEA (32) Door Schedule Rev01 NEW' and the old one has been labelled 'OLD'.</i></p> <p><i>A revised drawing issue '1279-SE LLP_ Drg Issue_ER 140124' has also been provided.</i></p>	
56	Please confirm that no work is required to the existing lift installation.	<i>New lift doors are to be cut into the lift shaft at Mezzanine and Walkway +1. The controls will need to be amended to permit the lift to stop at these levels.</i>	
57	We have received the following query from your specified sub-contractor, SCCI Alphatrack: 'Until Kensington and Chelsea advise what residents require access to 13 wire IRS, we don't know how much of the system needs to be upgraded. This could range from 1 to 3 cabinets depending on the take up'. - Tom Chesterman, Contracts Manager	<i>TMO are still trying to understand which residents are using channels which are not on our communal system. The aim is to have the new boxes in place prior to the cladding work.</i>	
58	Contract Sum Analysis item 9/2 reads: 'Asbestos removal based on Asbestos Survey in Appendix A'. This appendix includes an asbestos report for flat no. 145, which advises us that there is extensive asbestos present throughout the flat. If we read the item in the CSA as it stands, then ALL this asbestos, together with ALL the asbestos to the 119 other flats is to be removed. As we don't believe that this is your intention, can we ask that you clarify what asbestos is to be removed, and what is not.	<p><i>Any asbestos that will be disturbed by the work will be removed, but any asbestos not due to be disturbed by the works will not be removed.</i></p> <p><i>It was not our intention to remove in the occupied floors but we believe it will be necessary to remove any asbestos at GF, M, W & W+1 levels. All removal of asbestos will be agreed with the contractor.</i></p>	
59	Please advise to what steelwork NBS Section M61 (Intumescent painting) refers. We do not believe that the design of the steelwork leaves any steelwork uncovered, which effectively makes this section redundant.	<p><i>L1212_002 shows structural UB's to the u/s of the ground floor, ie exposed within the plant room. the Integrity of all floor slabs will need to be minimum of 60 minute, but possibly 2 hours at Ground and Walkway +1. The contractor may decide to use steel at the upper level which will need protection.</i></p> <p><i>Building Control may require protection to the Mezzanine beams as the ceiling beneath is just lay-in-grid.</i></p>	
60	We presume that the 'Brick Faced Retaining Wall' shown on drawing no.	<i>The brick faced retaining wall is outside the contract boundary</i>	

	MWA130/501, revision 01 is to be carried out by others, as it is right on the boundary of our site, and we have no details of its construction (item 22 on the drawing). As there is no reference to a detail between the wet pour play surfacing and the soft landscaping areas, we assume that a detail similar to NBS item Q10.203 will be required.	and will be completed by others. <i>The edge detail between wet pour and soft landscaping would be as Q10.203.</i>	
61	We have received a query from one of the specified doorset suppliers - any assistance in a suitable response would be greatly appreciated: The doors and frames are down as full factory finished, however for some of the frames on the L20 you have specified Maple. Is this meaning you are looking to paint over a maple frame? If so this is a massive over spec'ing for timber that won't be seen. Secondly, the frames are down as split frames on the L20 but no wall depths have been given this would be impossible to price. If you would like split frames please provide a frame section drawing and wall depths.	<i>In response to this question a revised NBS and door schedule has been uploaded onto SharePoint.</i> <i>The NBS is called '1279 Grenfell NBS 30Jan14' and the new door schedule is called '1279 SEA (32) Door Schedule Rev02'. Please note that the old door schedule has been labelled 'OLD' and the new schedule has also been provided in excel format.</i>	
62	Please would you confirm if there is a page/word limit for question 1.1 of the Quality aspect of the tender?	<i>There is no page/word limit for the answer to question 1.1. This is because the question can be answered with a mix of an organogram and prose. Please consider that the question is worth 5% of the marks when deciding how much to write for the answer.</i>	
63	Clarification	<i>Please note that the existing Fire Alarm Panel for the finger blocks (Testerton Walk, Barandon Walk and Hurstway Walk) is located in the concierge office within Grenfell Tower. This is required to be relocated (position TBC) and kept operational during the works and reinstated within the new concierge office as part of the works.</i>	
64	We refer to the revised door schedule, and comment as follows: 1) There are two door nos. D4-42 – is this a duplication, or is one of the door numbers incorrect? 2) Door nos. D5-06 and 07 are referenced DR-30. As these doors are located within the flats, and DR-30 is a roller shutter, we believe this reference to be incorrect. Should they be DR-13?	<i>Please refer to revised schedule issued as an answer to question 61 above.</i>	
65	We need confirmation of the work to the 20 no. existing lift lobbies.	<i>Finishes inside the riser will not be necessary.</i>	

	<p>We believe that we are to include for the following works to all floors:</p> <p>1) Partition to form new cupboard as specification K10.128, Partition Type P10K.</p> <p>2) Timber skirting to both sides of new partition.</p> <p>3) Door nos. D5-01, as drawing no. 1279(05)105/00 – (already confirmed – included for completeness).</p> <p>4) Suspended ceiling as drawing no. 1279(35)105/00.</p> <p>5) Electrical installation – New Lighting (already confirmed – included for completeness).</p> <p>6) Decorations – Both sides of new partition, door, frame and skirting only.</p> <p>7) Wall tiling - None.</p> <p>8) Floorlaying - None.</p>	<p><i>Redecoration to walls of lift lobbies required</i></p> <p><i>Floor finishes are not required</i></p> <p><i>Replacement of suspended ceiling where required.</i></p> <p><i>Otherwise correct.</i></p>	
66	<p>We refer to Q&A response no. 28, and note that drawing no. 1279(22)100/01 now has two different wall types, both shown as P10E. Was the intention that the second reference was to be P10L? As it stands, we still don't have a specification for wall type P10L.</p>	<p><i>Yes, new wall type P10L is the second one, or the last of the P10 types. Specification as detailed on drawing.</i></p>	
67	<p>Your answer to query 24 states that roof covering works were omitted but drawing 1279(06)120 shows a new upstand being formed to the roof perimeter which is to be weathered with the 3m roofing system mentioned in NBS clause J31.120. Please could you clarify if we are doing these works?</p>	<p><i>The general upgrade to the roof membrane to the tower is excluded from this contract. The Contractor will need to make provision for a kerb, coping and weather seal to the existing bituminous membrane. The height of this kerb will be to suit a future insulated roof build up.</i></p>	
68	<p>We presume that we are only carrying out landscaping works which fall within the our site contract boundary as detailed on drawing MWA/A130/501 REV 04</p>	<p><i>That is correct.</i></p>	
69	<p>Drawing 1279(06)120 refers to a timber lining to the cill, reveals and head of the existing flat window openings following the replacement works, please would you confirm the exact details of the lining required.</p>	<p><i>NBS Specification clause P20/240A refers to the proposed plywood lining. Details for existing flats shown on 1279(06)110, details 2 & 3 – full surround to match existing and 1279(06)120 shows the details to the new flats - Full surround at the mezzanine level; cill only at Walkway +1, with batten at window head for fixing of blinds by tenants.</i></p>	

Enhancements and Improvements to Grenfell Tower

We acknowledge receipt of the Tender Query Log Issue [] and confirm that our tender figure will reflect the information contained therein.

Contractor Name:

Signed:

Signed by:

APPENDIX G Value Engineering Options

Item	Options
1.	<u>Pipework in the lift lobbies</u> The pipes in the lobbies could be boxed in rather than putting a new ceiling in place.
2.	<u>Heating Pipes</u> Put the heating pipes within the refuse chute. This will save drilling and noise within the communal areas.
3.	<u>Review of the windows</u> This is a discussion that needs to happen with the contractor.
4.	<u>Underfloor Heating</u> There is currently underfloor heating included for the ground floor entrance and boxing club staircase. Heating is definitely required, but there may be a cheaper option.
5.	<u>Crown of the Building</u> Works to the crown of the building could be removed.
6.	<u>Lobby Feature Lighting</u> Reduce the spec of the lobby feature lighting.
7.	<u>Heat Meters</u> Omit the heat meters but allow for them to be retrofitted at a later date if required.
8.	<u>Fitting and Fixtures</u> Reduce the specification of fittings and fixtures.

APPENDIX H Tender Interview Scenario

(b) Interview questions

The scenario



Works have been underway for some months. The cladding sub-contractor and the mechanical sub-contractor both have a large number of operatives on site and they all arrive at around 8am and this does cause some traffic disruption. On hot days, when residents have their window open, there is often a lot of external noise from deliveries and recently, in the dry conditions, a lot of dust.

The quality of the works to date is good but the clerk of works has sometimes had difficulty in pin-pointing exactly where the mechanical team is working.

You are currently working on floors 10 to 13 but there are two flats you have been unable to gain access to.

There have been some resident complaints – these have mainly related to the lack of availability of the lifts in the morning “rush hour” and the continual noise of drilling through the concrete. One resident is a night shift worker so has been particularly affected. The Grenfell Action Group has made formal complaints to the Directors of KCTMO and encouraged negative press involvement.

A number of residents have asked if the location of the pipework and heating controls in their properties can be altered.

Questions:

1. Co-ordination

In light of the scenario above please outline the specific steps that the Contract Manager and Site Manager will take to co-ordinate the works with:

- a. The Client (including the Client’s Resident Liaison Team)
- b. The Employers Agent
- c. Clerk of works
- d. CDM Co-Ordinator
- e. The supply chain

2. Resolution

What practical measures would you propose to deal with the issues in the scenario?

3. Risks

In addition to the items listed in the scenario detailed above what further risks do you think they are to delivery of this specific project?

- a. How do you suggest that risks are mitigated?
- b. How will the risk management process be managed?



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We operate throughout the UK and Ireland either from our office hubs in Hammersmith, Holborn, Leeds, Luton, Sevenoaks, Warrington and Dublin or working on site alongside clients as a core part of their team. For clients with international operations we offer a worldwide presence.

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