

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
TENANT MANAGEMENT ORGANISATION LIMITED**

Open

For decision

**Operations Committee  
22<sup>nd</sup> February 2011**

<b>Report title:</b>	<b>Flat Fire Door Replacement Programme</b>
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<b>Authority for decision:</b>	The Committee has delegated authority from the Board to monitor the capital programme and approve tenders of this value.
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<b>Recommendations:</b>	<p>The acceptance of the lowest tender based on the rates against the initial programme included in the tender.</p> <p>The entering into a formal contract under seal with Manse Masterdor subject to satisfactory London Housing Consortium Registration of the programme;</p>
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<b>Regulatory/legal requirements:</b>	Fire doors to meet FD30/30 with intumescent cold smoke seals and closers to BS EN 1154. Security to PAS23/24
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<b>Business Plan link:</b>	BP SP 2 -
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<b>Equality Impact Assessment/comment:</b>	No equality impact assessment issues. Doors are individually designed to meet residents specific need in case of mobility issues. i.e. special key extenders for arthritis.
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<b>Resident consultation:</b>	Residents will be consulted on 4 choices of design depending on the provision of light to their halls as well as a choice of colours and Adaptations needed. These will be recorded on individual sheets, signed by the contractor & Resident and recorded on a web based portal which tracks the progress of each Individual door from the factory to site. This enables the TMO to keep residents up to date with progress where required.
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<b>Resource implications/VFM statement:</b>	LHC Framework has been tendered under EU tendering regulations. The TMO then carried out mini competition with framework contractors. LHC offer 4% return if more than £250K is put through their frameworks in any financial year.
<b>Risk:</b>	None compliance with legal obligation as landlord to ensure work identified in FRA is carried out. Risk of further deficiency notices being served by LFB when they start making follow up inspections.
<b>Appendices:</b>	Property List attached
<b>Total number of pages including appendices:</b>	12
<b>Name, position and contact details of author:</b>	Abigail Acosta, Project Manager

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
TENANT MANAGEMENT ORGANISATION LIMITED**

**OPERATION COMMITTEE – 22<sup>nd</sup> FEBRUARY 2011**

**REPORT BY PROJECT MANAGER**

**TENDER REPORT ON  
FLAT DOOR ENTRY REPLACEMENT PROGRAMME**

**1.0 PURPOSE**

- 1.1 The purpose of this report is to advise on the tender returns for the Door replacement programme to various properties under Priority One and Two on our Fire Risk Assessment Programme and future decent homes requirements' borough wide.
- 1.2 The Operation Committee is asked to note the contents of this report and is recommended to approve the following:
- (i) The acceptance of the lowest tender based on the rates against the initial programme included in the tender.
  - (ii) The entering into a formal contract under seal with Manse Masterdor subject to satisfactory London Housing Consortium Registration of the programme;

**FOR DECISION/APPROVAL**

**2.0 BACKGROUND**

- 2.1. The Capital Programme has a provision of £300,000.00 in this years budget and a further £300, 000.00 in next years budget for fire risk works highlighted in our ongoing Fire Risk Assessment strategy with The Royal Borough of Kensington & Chelsea. It was agreed that works to replace the flat entrance doors to various properties borough wide could proceed to tender as the dwellings proposed where identified as high risk.
- 2.2. See property list in Appendix A for first phase of door replacement
- 2.3. The proposed work involves the replacement of the major door components and supplying and fit new GRP 30 minute fire/security door set, complete with all necessary ironmongery, letter plates, door viewer, chain, handles, cylinder locks, hinges and other requirements. The proposed door will provide long term performance, stability, security and will comply with current building regulations as well as PAS 23 & 24 secure by design requirements.
- 2.4. In addition our asset management system is predicting a number of potential decent homes door failures, whether fire doors or standard security doors, in the next few years. There is a provision of £1000, 000.00 in this year's budget and £272,000.00 in next years budget decent homes work. This is subject to validation of extrapolated data on site.

- 2.5. Tenders were invited via London Housing Consortium framework. Tenders were invited to there three framework contractors and tenders where despatched on Tuesday 4<sup>th</sup> January 2011 with a return date of 12 Noon on 18<sup>th</sup> January 2011.
- 2.6. The London Housing Consortium Have confirmed that we can continue to use their framework which expires on 31<sup>st</sup> December 2011, past the end of December 2011, providing all projects are registered at the LHC with a relevant LHC Project Number for EU Compliance. The Form of Contract to be adopted is the JCT MTC Contract 2006, rev 2, 2009. It is the TMO's intention to use this contract until the end of March 2012. Procuring a further contract on the new LHC Framework which comes into force in January 2012.

### 3. TENDERS

- 3.1 The tenders were analyzed by the Contract Administrator (KCTMO Project Manager).
- 3.2 The Tender results are based on producing a fixed rate for both fire and security door for our fire risk programme relating to property list provided in Appendix A to ascertain a basic price excluding leasehold dwellings, the fixed rate price per door results are as follows:

Contractor	Tender Sum (£) inc VAT	Difference (£)
<b>Manse Masterdor Ltd</b>	£241,920.00	Lowest
<b>Additional costs *</b>	£5,000	
<b>SBP Ltd Permadoor</b>	£300,000.00	£58,080.00
<b>Additional costs **</b>	£Nil	
<b>IG Doors Ltd***</b>	£302,111.48	£60,191.48
CDM Coordinator fees	£1,000	
Staff Administration	£12,000 (@ 4% of works costs)	
<b>REVISED BUDGET REQUIRED</b>	<b>£259,920.00</b>	

*\* Manse Masterdor fixed rate price includes VAT and they have based and calculated their fixed rate on Door Type M12 which includes glazed door and is their most popular range, it also includes pricing for supply and fit for the required 378 doors in property list provided in Appendix A. Additional costing have been submitted for some dwellings which require fanlight provision, only 39 dwellings may require this at the cost for this will be an additional £4590 for supply and fix. Manse Masterdor also provided an additional cost for second viewer for special needs requirements, but cannot foresee many dwellings wanting this, but the cost of fitting is £2.10 per viewer.*

Additional costs breakdown as per below:-

<b>Fanlights required to blocks</b>	<b>Supply Price per door</b>	<b>Install Price per door</b>	<b>Total £ per door</b>	<b>Total £ per No of doors requiring fanlights</b>
28 Doors @ King Charles Hse	£90.00	£25.00	£115.00	Total for 28 doors is £3,220.00
7 Doors @ Colville Square	£105.00	£25.00	£130.00	Total for 7 doors is £910.00
4 Doors @ Colville Square	£90.00	£25.00	£115.00	Total for 4 doors is £460.00
<b>Second Viewer for special needs residents</b>	<b>Supply and fit cost per door</b>			
	£2.10			
<b>TOTAL FOR ADDITIONAL ITEMS</b>	<b>£410.00</b> <i>provision for 195 dwellings but do not anticipate this many as not many residents will require these</i>			<b>£4590.00</b>

\*\* SBP Ltd Permadoor fixed rate price tendered was a fixed lump sum. All items not specifically listed in their quotation (i.e. hardware, extended cills, etc) will be charged extra prices on application. They also did not factor any costs in for the additional costs.

\*\*\*IG Doors Ltd fixed rate price tendered was a fixed lump sum.

3.3 All the above tender figures are inclusive of VAT.

#### 4.0 FIXED DOOR RATES TENDERED

- 4.1 Under Alternative one of the JCT Main Contract Tendering, the tenderer should be given details of any errors and afforded the opportunity of confirming or withdrawing his offer. If the tender is withdrawn, the fixed priced document of the next lowest tenderer should be examined and if there are errors or discrepancies in his tender, this tenderer (and any subsequent tender return) should be given a similar opportunity to confirm or withdraw.
- 4.2 In the submitted tender we requested for the scheduled of rates provided to allow for doors to be fire doors as well as security doors however in most cases security doors which are standard non fire doors are £100 less. I am awaiting prices to confirm this for our future Decent Homes programme.

- 4.3 The lowest fixed door rate submitted by Manse Masterdor Ltd in the sum of £241,920.00 has been arithmetically checked and found to contain some errors.
- 4.4 The fixed price tender has been evaluated for structure and pricing and it is considered that the Majority of the fixed price rates contained within are fair and consistently priced however there were some items that required further clarification which include fanlight provisions and one un-priced item which included a second viewer for special needs requirements for residents.
- 4.5 We examined their additional cost which did not form part of the fixed rate pricing document but Manse Masterdor were diligent that these may be required pending resident choice and added fanlight provision costs which appeared competitive throughout the document especially to the high rise blocks. These costs are consistent when compared to other tenders.
- 4.6 We noted one item had been excluded or not priced and we requested confirmation from Manse Masterdor that this item should be priced if required which we have now received.
- 4.7 Manse Masterdor have confirmed they are prepared to stand by their prices and would stand by their tender. See attached correspondence in Appendix B.
- 4.8 We then examined the tender's submitted by SBP Ltd – Permadoor and IG Doors.
- 4.9 The tender submitted by SBP Ltd – Permadoor in the sum of £300,000.00 has been arithmetically checked and errors were found.
- 4.10 The tender has been evaluated for structure and pricing and it is considered that they appear to have underpriced their Price Fixed rate per door.
- 4.11 SBP Ltd – Permadoor tendered sum of £300,000.00 was not inclusive of hardware, extensive cills, and ironmongery or labour costs for opening doors/opening steps prior to installation which were stipulated within the Pricing Document General Notes section of the tender documents. Pricing was also not provided by Permadoor they just kept our estimated budget cost which we included in our Tender Form as part of the tender documentation.
- 4.12 We noted items had been excluded or not priced and we requested confirmation from SPB Ltd - Permadoor that these items were excluded within their tender price which we have now received with additional prices.
- 4.13 The fixed rates contained within their tender vary from fair to very low and are not consistently priced throughout the document. We are concerned that in the contractor will struggle to provide the quality and meet the requirements of our specification. We would require further clarification on their provisions if awarded this contract.

## **5.0 STATUTORY MATTERS**

- 5.1 Baily Garner has been appointed as CDM Coordinator.
- 5.2 Due to the size of the contract a Site Waste Management Plan is required and has provided by each contractor to Baily Garner as part of the CDM documents.

## **6.0 FINANCE**

- 6.1 The project will be delivered as a rolling programme of door replacement between now and January 2012
- 6.2 The budget will be adjusted as needed to complete all fire doors identified to comply with our obligation following the FRA work for both high & medium risk sites as well as our decent homes.

**7.0 LEASEHOLD CONSULTATION**

- 7.1 Is not applicable to this programme as we are only concentrating on tenanted dwellings only until our Home Ownership team confirms how we will address leasehold dwellings, if we enforce works via their lease or allow leaseholders to undertake works and KCTMO inspect the works are satisfactory, currently in negotiation with Home Ownership relating to this.
- 7.2 Residents were also consulted on our annual AGM held on September 22<sup>nd</sup> 2010. IG Doors and Manse Masterdor provided door samples for residents to view choice of proposed doors which the majority of residents by far preferred the Manse Masterdor options due to very high quality ironmongery.

**8.0 RESIDENT CONSULTATION**

- 8.1 Residents will be consulted on 4 choices of design depending on the provision of light to their halls as well as a choice of colours and adaptations needed. These will be recorded on individual sheets, signed by the contractor & Resident and recorded on a web based portal which tracks the progress of each individual door from the factory to site. This enables the TMO to keep residents up to date with progress where required.

**9.0 PROGRAMME**

- 9.1 The contract will be let as soon as approval is sought. There will be 6 week's minimum lead in period for procurement of materials and off site fabrication. It is anticipated that the two priorities will be worked on concurrently. Each door takes approximately 1hour to replace

The anticipated programme breakdown is as follows:

Priority 1 and 2 Properties	
Pre-Contract Meeting	11 <sup>th</sup> February 2011
Anticipated start on site	18 <sup>th</sup> February 2011
Anticipated completion date	31 <sup>st</sup> January 2012 (2 <sup>nd</sup> phase)

**10.0 CONCLUSION**

- 10.1 Having considered both of the lowest tenders submitted by Manse Masterdor Ltd and SPB Ltd – Permadoor and after receiving confirmation and clarification from both on pricing queries, we have concerns with the pricing put forward by SPB Ltd – Permadoor as detailed above. We do not believe that SPB Ltd – Permadoor can provide KCTMO with the service and quality that is required for the costs they have included for.
- 10.2 However, we are satisfied that the fixed rate submitted by Manse Masterdor which includes all aspects of the work as specified. We therefore recommend acceptance of the rates provided from Manse Masterdor Ltd.

## **11.0 RECOMMENDATION**

11.1 The Operation Committee is asked to note the contents of this report and is recommended to approve the following:

- (i) The acceptance of the lowest tender based on the rates against the initial programme included in the tender.
- (ii) The entering into a formal contract under seal with Manse Masterdor subject to satisfactory London Housing Consortium Registration of the programme;

**ABIGAIL ACOSTA  
PROJECT MANAGER FOR PROJECT MANAGEMENT TEAM**

**SIMON THROP  
ASSISTANT DIRECTOR OF ASSET INVESTMENT & ENGINEERING**

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