



Project Name

Tiverton Estate

Document Title

Tender Report

Client:

London Borough of Haringey
5th Floor Alexandra House
10 Station Road
London
N22 7TR

Date:

30 January 2026

Job No:

LBHG 3764

LBHG3764 Tiverton Estate
Tender Report

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1.0 Project Introduction

Martin Arnold Limited (MA) have been appointed by the London Borough of Haringey (LBHG) to provide Employers Agent services on the Tiverton Estate Project.

The works comprise of the design and construction of 17 new build apartments for social rent, of which 2 units will be Part M4(3) compliant and provided for wheelchair users and fully fitted out as such; together with external and ancillary works relating to the residential development and adjacent areas of public realm landscaping works improvements.

The Works will be procured via London Construction Programme (LCP) MW24-H Housing Framework, Lot 1.1. A single-stage tender process has been used, and tenders will be scored in accordance with the scoring mechanism detailed in the Framework Agreement. The successful Contractor will be appointed using a JCT Design and Build Contract 2024 edition, with LBHG bespoke Contract amendments, as set out in the Employer's Requirements.

Tenderer Selection

MA were instructed to obtain tenders from via LCP MW24-H Housing Framework Lot 1.1. In accordance with the provision within the Framework, a 'Soft Market' testing process was instigated with all the Contractors listed in the Framework Lot, to arrive at a short list of interested tenderers. The following six Contractors expressed an interest in tendering for the Project and returned a compliant tender:

- Alexander James Contracts Ltd (AJC)
- Boom Construction Limited (BCL)
- Management & Construction Services Limited (MCS)
- Glenman Corporation Ltd (GC)
- MYC Group (MYC)
- MP Building Ltd (MPB).

LBHG proposed the following programme to take the project from issue of tender through to contract award standstill:

- Issue of Tender documents and start of tender process – 17th November 2025
- Tender period of 9 weeks
- Tenders returned – 19th January 2026
- Tender Review period of 11 days, Tender Report Issue and Recommendation by 30th January 2026
- Client consideration of recommendation and Contract Award – by 30th March 2026
- Contract Award Standstill period (10 days) - ends 10th April 2026.

Several queries were raised mid tender, of which LBHG responded after consultation with MA.

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2.0 Tender Returns

Tenders were returned no later than 1pm on the 19th January 2026 and were made available to MA for review on the morning of the 21st January 2026. All tenders issued to MA were considered compliant by LBHG and in accordance with the Framework Tender protocol requirements.

Tendered Price

A tender sum to complete the Works was provided by each tenderer using the pro-forma document provided with the Tender documents, which broke the Tender Price down into project elements. A document reconciling all tenders can be found in Appendix A to this report

The table below shows the total price tendered by each tenderer, together with the price per square metre of gross internal floor area.

Tenderer	Tender Price	Price per square metre
AJC	£6,732,469.42	£3,680.96
MYC	£7,708,789.29	£4,214.76
MCS	£7,737,337.36	£4,230.36
MPB	£7,886,999.12	£4,312.19
BCL	£8,366,275.18	£4,574.23
GC	£9,315,365.63	£5,093.15

Provisional Sums

All six contractors returned tenders are inclusive of provisional sums, please see the total amounts listed below. These provisional sums are included in the total prices listed in the table above.

Tenderer	Prov. Sum Allowances
AJC	£213,314.00
MYC	£757,500.00
MCS	£83,000.00
MPB	£270,100.00
BCL	£272,500.00
GC	£250,000.00

Please refer to Appendix B for detailed breakdown of the provisional sums.

Tender Qualifications

Each Tenderer provided a list of proposals and qualifications alongside their submission. MA has reviewed each qualification and made comment where appropriate, with these qualifications and comments being found in Appendix C.

Value Engineering

Some contractors refer to Value Engineering within their qualifications; however no figures were presented. Value engineering can be explored with the successful tenderer after contract award has been made.

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3.0 Scoring

The scoring process we have used to identify the most economically advantageous tender return ranks tender returns based on price only, as directed by LBHG, with the lowest tenderer being awarded 100% of the available score. Other tenderers receive a percentage score based on their percentage score relative to the lowest price. The scoring matrix adopted can be found in Appendix D to this report.

The Scoring Criteria

The scoring criteria to be used for the tender assessment process was set out in the Invitation to Tender document included within the Tender Documents and comprised two elements as follows:

Quantitative - 70%

Qualitative - 30%.

The Qualitative scoring has been undertaken by LBHG and therefore has not been included in our scoring, report, or recommendation.

In summary, the results of the scoring process are as follows:

Tenderer	Weighted Price Score
AJC	70.00%
MYC	59.85%
MCS	59.55%
MPB	58.00%
BCL	53.01%
GC	43.14%

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4.0 Reconciliation of Tenders

In comparison with MA's pre-tender estimate, all tenders returned are higher as identified in the table below.

	Tender Sum	Difference compared to MA Pre-tender Estimate	% Difference compared to MA Pre-Tender Estimate	Price in £/sqm	Difference to MA price in £/sqm rate
AJC	£6,732,469	£405,686	6.21%	£3,680.96	£221.42
MYC	£7,708,789	£1,382,006	19.69%	£4,214.76	£755.22
MCS	£7,737,337	£1,410,554	20.06%	£4,230.36	£770.82
MPB	£7,886,999	£1,560,216	21.95%	£4,312.19	£852.65
BCL	£8,366,275	£2,039,492	27.76%	£4,574.23	£1,114.69
GC	£9,315,365	£2,988,582	38.21%	£5,093.15	£1,633.61
MA Pre-Tender Estimate	£6,326,783			£3,459.54	

Overall, AJC's tender is 6.21% higher than MA's pre-tender estimate, with a cost per metre square £221.42 higher than MA's estimate. This tender is the lowest returned tender and the closest to MA's pre-tender estimate. We note that their proposal contains no major exclusions; however, there are nineteen provisional sums totalling £213,314 – notably several provisional allowances totalling £120,000 for works in connection with statutory services. AJC have also made allowances for inflation at 1%, totalling £66,326, and Levy Fee of 0.5% or £33,495.

MYC, MSC, and MPB all returned similarly priced tenders, with a range of 2.26% or £178,210. MYC's return is 19.69% higher than the MA pre-tender estimate, with a cost per metre square increase of £755.22. Similar to AJC, there are no major exclusions noted in their return; however, no site-related surveys have been allowed. We also note that the construction method chosen is a volumetric modular system, so the majority of the work is included in the prefabrication buildings section, totalling £4,093,173. There are eleven provisional sums, with a total value of £757,000, which is the highest among the six tender returns. The majority of the provisional sum total is accounted for by a £500,000 allowance for landscaping, which MA considers to be high risk due to the extensive offsite landscaping this project requires. Other notable provisional sums include £70,000 for piling, and £100,000 for external services.

MCS's tender sum is 20.06% higher than the MA pre-tender estimate. One notable omission from MCS's tender return is no allowance for statutory costs. MCS returned the tender with the lowest provisional sum total, with only two items totalling £83,000. It is worth noting that the main contractors' preliminary costs total £1.55 million, which nearly doubles three other returns. Similar to AJC, MSC have included a 0.5% levy fee, or £38,475.24.

The MPB tender sum is 21.95% higher than the MA estimate, with a cost per metre difference of £852.65. The only exclusion that MA considers significant within the MPB tender return no allowance for adapting storm or foul water systems or goods, which we believe will be relatively

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inexpensive and worthwhile. With regards to provisional sums, MPB has included fifteen items totalling £270,000. Notable provisional sums include Building Warranty (£80,000) and utility connections (£50,000), of which the latter MA considers to be low. MA also notes a reference to performance bond being included provisionally, which will be firmed up once a contract sum is agreed. Furthermore, an allowance for contingency and design development has been factored into the totals, as indicated by their cost summary in the return. MPB returned the highest cost for the frame at £487,815, with the second highest (AJC) costing nearly half as much.

The BCL tender sum is the second highest when compared to the MA pre-estimate tender, with a 27.76% difference in cost per metre square of £1,114.69. There are several listed exclusions, however these can be clarified closer to contract award. Eleven provisional sums have been included, totalling £272,500. The three most notable items are £127,500 for new services, £50,000 for Section 278 Works, and £30,000 for sprinklers. MA also notes that MPB has included a lump sum of £158,701 to cover contingency/design development, making them the only tenderer to include a cost for this.

Finally, the GC tender sum is the highest of the six returns, with a 38.21% difference from the MA pre-tender estimate and a cost per metre square uplift of £1,633.61. MA observes no significant exclusions worth mentioning. However, it is important to note that there are ten provisional sums totalling £250,000. A large portion of this allowance is allocated to utilities, totalling £100,000. Another preliminary figure worth mentioning is £40,000 for fire-rated entrance doors off walkways that have not been priced. MA believes that this figure should be firm in order to achieve cost certainty and avoid cost increases. The facilitating works allowed for appear excessive in comparison to other returns, with GC pricing these works at £257,204, five times the next highest. Another work element that raises concerns is the allowance for main contractor preliminaries, which is the highest among all tender returns, totalling £1,715,059.

Overall, the table below shows that the project exceeds the client's price cap of £6 million, and that the AJC tender, despite being over the cap, is the lowest of the six tender returns. The table includes MA's assessment of likely uplift based on tender exclusions and qualifications provided by each tenderer, allowing for proper comparison of tenders.

	Tender Sum	Total Adjustment per Appendix C	Tender Sum incl Total Adjustment
AJC	£6,732,469	£43,000	£6,775,469
MYC	£7,708,789	£120,000	£7,828,789
MCS	£7,737,337	£189,000	£7,926,337
MPB	£7,886,999	£30,000	£7,916,999
BCL	£8,366,275	£132,000	£8,498,275
GC	£9,315,366	£0	£9,315,366

Notwithstanding the foregoing, in our opinion there are no further matters that would significantly impact any of the six tender returns.

5.0 Summary and Recommendation

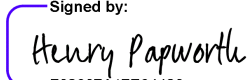
Based on the tender analysis carried out by MA and the scoring method adopted, MA recommend that LBHG consider progressing with a Contract Award to **Alexander James Contracts**. MA acknowledge that their tender return is over LBHG price cap of £6 million however, we would advise that if LBHG decide to proceed with a contract award they are comfortable that appropriate funds can be obtained and the correct contingencies are in place. As mentioned previously, there is the possibility of exploring Value Engineering with the selected contractor.

Following the price adjustments carried out by MA, AJC's tender return was still the most economically advantageous. In addition, their allowance for provisional sums sits the second lowest which indicates that there is a greater cost certainty than the other returns.

Once a Contract Award has been made by LBHG to the successful tenderer, MA will need time to resolve any outstanding qualifications and reach an agreement on contract negotiations between AJC and LBHG. Following the conclusion of negotiations with AJC, MA will provide a Value for Money Statement relative to AJC revised tender return.

MA are not qualified to comment on the financial stability of AJC and would recommend that LBHG undertake their own financial checks if deemed necessary. We confirm that MA do not have an interest in the recommended Contractor.

It should be noted that the tenders do not include VAT. VAT shall apply at the prevailing rate, but will only to items such as carpet, white goods etc.

End of Report		
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London Borough of Haringey

Contract Sum Analysis



Cost Summary

Ref	Element	Quantity	Unit	Rate	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
1.0	Facilitating works				£44,225		£40,665	£10,574	£16,192	£257,204
2.0	Substructure				£390,312	£369,677	£432,521	£487,815	£448,005	£544,860
3.1	Frame				£247,995		£58,032	£441,337	£51,925	£0
3.2	Upper floors				£241,580		£390,464	£340,614	£407,749	£287,796
3.3	Roof				£325,054	£289,196	£284,500	£257,854	£349,848	£283,714
3.4	Stairs and ramps				£71,528		£35,382	£40,984	£93,606	£86,629
3.5	External walls				£697,667	£828,692	£507,171	£702,343	£545,732	£1,103,710
3.6	Windows and external doors				£239,869		£319,459	£305,275	£309,089	£701,305
3.7	Internal walls and partitions				£390,060		£292,739	£258,665	£330,446	£358,450
3.8	Internal doors				£68,340		£163,871	£133,267	£163,329	£159,891
4.1	Wall finishes				£118,134		£178,428	£257,688	£116,652	£249,720
4.2	Floor finishes				£122,393		£162,163	£141,017	£174,018	£243,739
4.3	Ceiling finishes				£58,888		£106,035	£117,337	£115,393	£104,442
5.0	Fittings, furnishings and equipment				£102,083		£217,311	£143,245	£158,197	£140,992
6.0	Services				£1,216,037	£45,000	£1,438,423	£1,078,084	£1,144,339	£1,328,772
7.0	Prefabricated buildings and building units				£0	£4,093,173	£10,000	n/a	£0	£0
8.0	Works to existing buildings				£0		£0	n/a	£0	£0
9.0	External works				£859,398	£829,807	£913,982	£1,318,985	£1,829,704	£1,649,082
Sub-Total: Facilitating and Building Works					£5,193,561	£6,455,546	£5,551,148	£6,035,086	£6,254,224	£7,500,306
10.00	Main Contractor's Preliminaries				£578,694	£865,911	£1,549,365	£856,056	£841,835	£1,715,059
12.00	Specialist Appointments/Surveys				£310,100		£0	£420,550	£389,859	£0
11.00	Main Contractor's Overheads and Profit				£440,293	£387,333	£598,349	£482,807	£449,155	inc
Works Cost Estimate					£6,522,648	£7,708,789	£7,698,862	£7,794,499	£7,935,074	£9,215,366
13.00	Other development/project costs				£110,000		£0	£92,500	£272,500	£250,000
Base Cost Estimate (excluding Contingency and Inflation)					£6,632,648	£7,708,789	£7,698,862	£7,886,999	£8,207,574	£9,465,366
14.00	Contingency/ Design Development				£0	£0	£0	Included	£158,701	tba
Cost Limit (excluding Inflation)					£6,632,648	£7,708,789	£7,698,862	£7,886,999	£8,366,275	£9,465,366
15.00	Inflation				£66,326		£0	n/a	£0	tba
Cost Limit (Excluding VAT)					£6,698,975	£7,708,789	£7,698,862	£7,886,999	£8,366,275	£9,465,366
	Levy Commercial discount up to a maximum of...				£33,495		£38,475		£0	£0
										-£150,000
Total Price					£6,732,469	£7,708,789	£7,737,337	£7,886,999	£8,366,275	£9,315,366
	PSUM's Included Above				£213,314	£757,500	£83,000	£270,100	£272,500	£250,000
					Per Unit	£396,028	£453,458	£455,137	£463,941	£492,134
					Per M2	£3,680.96	£4,214.76	£4,230.36	£4,312.19	£5,093.15

London Borough of Haringey



Contract Sum Analysis

Facilitating Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
1.1	Site Works		Inc in external works	£9,180	£5,574	£3,692	£257,204
	Clear Vegetation	£6,750					
	Demolition of hard landscaping, platforms etc	£33,375					
1.2	Demolition Works		NA EXC	£31,485		£12,500	inc
	Removal Of Old External Furniture & Play Equipment	£4,100			£5,000		
	Termination of services - PSUM						
1.3	Temporary Support	Not Required	NA EXC	N/A	n/a	Incl	N/A
1.4	Protection	Inc In Prelims	NA EXC	Inc. in Prelims	Included	Prov Sum	N/A
Sub-Total: Facilitating Works		£44,225	£0	£40,665	£10,574	£16,192	£257,204

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Contract Sum Analysis

Substructure

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	All works include excavation: disposal: earthwork support: sub-base: concrete: fabric reinforcement						
2.1	Site strip Reduce Level Dig - 541m2 reduce levels L+C CA - deemed Inert	£15,255		£92,892		Incl in 1.0	inc.
2.2	Strip foundations Garden Walls - 225lm	£17,198		£149,288		N/A	inc.
2.3	Pad foundations N/A			Included		N/A	inc.
2.4	Pile foundations Piling mat Piling mat desian 300mm dia piles (Assumed 15m deep) Concrete cubes & testing Attendance on piling rig & muck away Cutting off tops of piles and preparing pile heads. Piling - PSUM	£20,783 inc £87,690 inc £34,192 inc		£150,717		£290,615	inc.
	Piling, all as quotation		£70,000				
	Site set up				£3,995		
	Move and set up piling rig at 135 No. Pile positions.				£3,375		
	Bore and concrete 135 No. 450mm diameter C.F.A piles to an average provisional depth of 20.0 metres measured from piling platform level. All filled with a C28/35 concrete, Class DC-2. With 150mm slump plus suitable retarder or plasticizer				£102,600		
	Fabricate and place 135 No. reinforcement cages: 6 No. B12 bars, 6.0 metres long and B8mm helical binding at 180mm pitch.				£5,994		
	Disposal of Arisings				£54,675		
	Teram (For Piling Mat)				£623		
	400mm hardcore to form piling mat				£7,088		
	Extra over / Rate only items						
	Pile cage debonding				£1,701		
	Pile setting out per pile				£2,025		
	Test cubes, set of 4				£520		
	Integrity testing Call out for engineer Testing & report (min. 15 piles per visit)				£160 £68		
	Additional pile length						
	Credit for reduction in pile length						
	Excavate, load & cart piling mat				£8,348		
	Excavating for Piles Caps maximum depth not exceeding 2.00m; commencing from underside of blinding at Ground Floor Level				£173		
	Excavating for Ground Beams maximum depth not exceeding 1.00m; commencing from underside of blinding at Ground Floor Level - GB1 750x1000DP				£3,435		
	Disposal of excavated material off site - Clean inert				£14,700		
	Surface treatments; compacting; bottoms of excavations				£779		
	Extra over for breaking out breaking through obstructions and the like - Provisional Sum				£5,000		
	Cutting off tops of piles; including preparation and integration of reinforcement into pile cap or ground beam; disposing off site 600mm nominal diameter - n/e 2.00m deep				£12,825		
	E10 IN-SITU CONCRETE Reinforced in-situ concrete; Grade RC 32/40 (Unless noted otherwise)						
	RC 32/40 to Pile Caps generally				£2,610		
	RC 32/40 to Ground Beams generally				£51,926		
	E20 FORMWORK Formwork and basic finish						
	Sides of pile caps generally				£667		
	Edges of ground beams generally				£19,905		
	Heave Protection; Cordek HXS Grade 9/13 Underslab protection; 225 deep				£24,345		
	Heave Protection; Cordek HXB Under pilecap protection; 220mm				£378		
	Claymaster; Fitted To Sides of Pile Caps:						

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Contract Sum Analysis

Substructure

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Claymaster; 50mm thick				£3,245		
	Bar Reinforcement Bars; generally; ground beams / pile caps (145kg/m3)				£44,992		
2.5	Ground Beams & Foundations						
	Excavations	£93,494					
	Ground Beams	inc					
	Pile Caps	inc					
	Tie Beams	inc					
	Reinforcement - Provisional Sum £135kg/m3	£21,314					
2.6	Ground floor slab			£39,624		£157,391	£544,860
	Below Ground Bickwok	£15,990					
	Beam & Block Floor - Inc Below Ground Brickwork	£29,755					
	Assumed 200mm Kooltherm K103 insulation	£54,641					
	Assumed Separating Layer- Visqueen or similar- Visqueen Vapour Check or similar - DPM	inc					
	Screed- 85mm Cementitious Screed [NBS M10_115]	inc					
	Excavate to reduce levels commencing at existing ground level not exceeding 1.00 m deep		£1,537				
	Offsite disposal of clean inert excavated material		£19,632				
	Earthwork support		£1,703				
	Level and compact		£2,083				
	50 mm GEN 1 plain concrete blinding		£6,257				
	Excavate trench for ground beams commencing at reduced ground level not exceeding 2.00 m deep		£5,943				
	Offsite disposal of clean inert excavated material		£16,014				
	Earthwork support		£11,809				
	75 mm Cordek Heaveguard to bottom of trenches		£4,333				
	Cut and fit ditto around 450 mm diameter piles		£544				
	75 mm Cordek Heaveguard to sides of ground beams		£11,312				
	Reinforced concrete C30/35 in ground beams		£52,494				
	Reinforcement in ground beams		£78,178				
	Bison Forterra hollow core precast concrete plank suspended floor slab		£54,744				
	Seal end of precast concrete plank floor		£1,162				
	12 mm reinforcement bars 300 mm long cast in to end of hollow cores at 800 mm centres and fill with concrete		£514				
	Chamfered edge to precast concrete planks						
	140 mm Blockwork 10.4 N/mm2 in skin of hollow support wall		£5,530				
	Form cavity including wall ties		£114				
	140 mm Blockwork 10.4 N/mm2 in skin of hollow wall		£3,253				
	Form cavity including wall ties		£239				
	Half brick wall in Vanderstanden Bromley Red facing bricks in stretcher bond in skin of hollow wall		£13,844				
	140 mm Blockwork 10.4 N/mm2 in support dwarf wall		£548				
	Lean mix concrete cavity fill		£7,600				
	Movement joints in facing brick skins of hollow walls		£289				
	Substructure Brick & Blockwork						
	½ brick wall in facing bricks. (PC £650/1000)				£8,055		
	½ brick wall in commons.				£8,055		
	100mm 7n foundation blocks below dpc in cavity				£6,789		
	100mm 7n foundation blocks below dpc in internal walls double skin				£17,423		
	Mortar allowance				£2,501		
	Cavity fill				£2,209		
	100mm Hyload DPC				£3,840		
	PCC Lintols for drainage / services. 600 x 100 x 65mm				£550		
	Slab works within Frame cost						
	Sub-Total: Substructure	£390,312	£369,677	£432,521	£487,815	£448,005	£544,860

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Contract Sum Analysis



Frame

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.1.1	Frame						
	Structural Steelwork	£97,318	Inc in modular	£58,032		£51,925	£0
	Thermal Breaks - Provisional Sum	£5,000					
	Fire Proofing Steel As Required	£10,000					
	Priced as 200mm hollowcore only, due to max span of 7350mm						
	Block B - Stair 1				£4,402		
	Block B - Stair 2				£4,402		
	Block A - Stair 2				£13,896		
	Block A - Stair 1				£13,896		
	Block B - Roof				£17,519		
	Block B - 3rd Floor				£17,608		
	Block B - 2nd Floor				£16,750		
	Block B - Ground Floor				£17,429		
	Block B - 1st Floor				£22,729		
	Block A - Roof				£17,337		
	Block A - 3rd Floor				£24,439		
	Block A - 1st Floor				£24,618		
	Block A - 2nd Floor				£24,041		
	Block A - Ground Floor				£23,400		
	Builders work holes and concrete				£8,486		
	Structural Steelwork				£140,975		
	Fire Protection to above				£6,912		
	Cavity Lintels				£13,098		
	Internal Concrete Lintels				£5,000		
	Fire stopping Vertical				£4,800		
	Fire stopping Horizontal				£19,600		
3.1.2	Steel Framed Balconies						
	Structural Steelwork - Galvanised	inc in 3.1.1					
	Powder Coating	£14,636					
	Floor Construction inc Decking	£30,870					
	Balustrading & Privacy	£90,171					
Sub-Total: Frame		£247,995	£0	£58,032	£441,337	£51,925	£0

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Contract Sum Analysis

Roof

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation	
3.3.1	Roof structure Hollowcore 75 mm Screed To Hollowcore	Inc £20,250	Inc in modular	£50,594		£161,921	£45,596	
3.3.2	Roof finish Main Roof Corridor Roof Balcony Roof E/O Insulation To 1st Floor Corridor - Not On Drawings Weathering Balustrading & Mansafe ROOF TYPE R01: GENERAL FLAT ROOF Three layers of reinforced bituminous system 18mm WBP decking with vapour barriers as required 2 x 185mm Hardrock Multi-fix insulation - Potential VE option (varies) Concrete layer to create roof falls (1:60) 150mm Precast concrete planks as per SE Design 250mm Services void 12.5mm Ceiling Gyproc board ROOF TYPE R02: EXTERNAL CORRIDOR AT 1ST FLOOR 25mm Concrete paviors with stone aggregate (varies) Aluminium joists and adjustable pedestals (varies) Concrete layer to create falls (1:100) 150mm Precast concrete planks as per SE Design 25mm Soffit grid system 10mm Painted cement board ROOF TYPE R04: BALCONIES FLAT ROOF / ENTRANCE CANOPIES Three layers of reinforced bituminous system 18mm WBP decking with firrings to create roof drainage 200mm Steel balcony structure to SE Design 25mm Soffit grid system 10mm Painted cement board Aluminium Private entrance soffit	£189,450 inc £4,750 inc		£202,430		£152,540 inc inc	£204,920	
					£57,640 £18,340 £98,051 £13,100			
					£18,340			
					£3,002 £1,710 £450			
					£810			
					£14,250 £3,325			
					£1,425 £4,275			
					£2,250			
3.3.3	Rooflights 2nr AOVs	£8,500		£10,000	£9,000	£8,000	£22,365	
3.3.4	Rainwater goods Aluminium rainwater	Inc		£9,527	£9,387	£10,000	£10,833	
3.3.5	Safety Mansafe System BLOCK A Type R01 185 mm Hardrock Multifix insulation 18 mm WBP plywood roof decking Vapour control layer Three layers of bituminous reinforced roofing system 102.5 mm Vandersanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick) Form 250 mm cavity including wall ties 200 mm Nvrock cavity slab insulation 140 mm 10.4 N/mm2 blockwork in skin of hollow wall Fire stopping Extra over roof finishes for forming gutter 500 x 75 mm Saddle back west cast stone coping Extra over stone coping for angles 18 x 500 mm WBP plywood support to coping Close cavity at top 140 mm Marmox thermal block single course Form 250 mm perimeter upstand in three layer reinforced bitumen roofing system dressed up brickwork and top edge turned into joint and pointed including tilting fillet Code 5 lead apron flashing 300 mm dressed over roofing upstand and top edge turned into joint and pointed Form 350 mm perimeter upstand in three layer reinforced bitumen roofing system dressed up rooflight upstand and secured to framing Allowance for works in connection with the ASHPs and PVs Alunasc PPC aluminium hopper head for 100 mm diameter rainwater pipe 100 mm Diameter Alumasc PPC aluminium rainwater pipe fixing to brickwork with pipe brackets Extra over for connection of rainwater pipe to drainage system Rooflight/AOV roof access 1250 x 1250 mm including proprietary upstand Type R 03 Factory colour coated steel panels with steel flats at 600 mm centres 75 mm Average thick concrete topping finished to falls 150 mm Bison Forterra hollow core precast concrete plank suspended roof slab 25 mm Grid system 10 mm Cement board paint finish Form gutter in steel panels and concrete topping Outlet in gutter for 63 mm diameter pipe	£14,900		£11,950	£2,500	£17,388	£0	
				£42,511 £0 £5,457 £0 £1,516 £0 £15,416 £0 £15,809 £0 £384 £0 £5,521 £0 £9,271 £0 £1,761 £0 £1,328 £0 £13,436 £0 £2,513 £0 £1,107 £0 £1,468 £0 £2,463 £0 £2,451 £0 £4,959 £0 £188 £0 £536 £0 £658 £0 £5,846 £0 £132 £0 £3,494 £0 £0 £3,193 £0 £711 £0 £2,032 £0 £968 £0 £965 £0 £70 £0 £376				

London Borough of Haringey



Contract Sum Analysis

Roof

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Aluminium flat roof outlet for 63 mm pipe		£0				
	63 mm Diameter Alumasc rainwater pipe fixed to brickwork with pipe brackets		£751				
			£0				
	Extra over for branch		£1,491				
			£0				
	Extra over for shoe		£0				
			£230				
	Alunasc PPC aluminium hopper head for 100 mm diameter rainwater pipe		£97				
			£0				
	100 mm Diameter Alumasc PPC aluminium rainwater pipe fixing to brickwork with pipe brackets		£329				
			£0				
	Extra over for connection of rainwater pipe to drainage system		£866				
			£0				
	Code 5 lead apron flashing 400 mm dressed over steel roof and up brickwork and turn into joint at top and point		£66				
			£0				
	300 mm PPC steel flat section fascia		£1,159				
			£0				
	Type R 02/F 04		£779				
			£0				
	25 mm Stone aggregate concrete pavers		£0				
			£2,330				
	Aluminium joists and adjustable pedestals		£0				
			£2,922				
	75 mm Average thick concrete topping finished to falls		£0				
			£1,343				
	150 mm Bison Forterra hollow core precast concrete plank suspended roof slab		£0				
			£3,838				
			£0				
	25 mm Soffit grid system		£1,828				
			£0				
	10 mm Cement board paint finish		£1,822				
			£0				
	Code 5 lead apron flashing 400 mm girth dressed to brickwork and concrete and top edge turned into joint and pointed		£3,311				
			£0				
	BLOCK B		£0				
			£0				
	Type R01		£0				
			£0				
	185 mm Hardrock Multifix insulation		£37,530				
			£0				
	18 mm WBP plywood roof decking		£4,818				
			£0				
	Vapour control layer		£1,338				
			£0				
	Three layers of bituminous reinforced roofing system		£13,610				
			£0				
	102.5 mm Vandersanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick)		£13,174				
			£0				
	Form 250 mm cavity including wall ties		£320				
			£0				
	200 mm Nyrock cavity slab insulation		£4,601				
			£0				
	140 mm 10.4 N/mm2 blockwork in skin of hollow wall		£7,726				
			£0				
	Fire stopping		£1,459				
			£0				
	Extra over roof finishes for forming gutter		£1,101				
			£0				
	500 x 75 mm Saddle back west cast stone coping		£11,137				
			£0				
	Extra over stone coping for angles		£1,508				
			£0				
	18 x 500 mm WBP plywood support to coping		£918				
			£0				
	Close cavity at top		£1,217				
			£0				
	140 mm Marmox thermal block single course		£2,042				
			£0				
	Form 250 mm perimeter upstand in three layer reinforced bitumen roofing system dressed up brickwork and top edge turned into joint and pointed including tilting fillet		£2,032				
			£0				
	Code 5 lead apron flashing 300 mm dressed over roofing upstand and top edge turned into joint and pointed		£4,111				
			£0				
	Form 350 mm perimeter upstand in three layer reinforced bitumen roofing system dressed up rooflight upstand and secured to framing		£188				
			£0				
	Allowance for works in connection with the ASHPs and PVs		£538				
			£0				
	Alunasc PPC aluminium hopper head for 100 mm diameter rainwater pipe		£658				
			£0				
	100 mm Diameter Alumasc PPC aluminium rainwater pipe fixing to brickwork with pipe brackets		£5,846				
			£0				
	Extra over for connection of rainwater pipe to drainage system		£132				
			£0				
	Rooflight/AOV roof access 1250 x 1250 mm including proprietary upstand		£3,494				
3.36	Soffit & Facia	£82,445					
3.37	Entrance Canopy	£4,759					
Sub-Total: Roof		£325,054	£289,196	£284,500	£257,854	£349,848	£283,714

London Borough of Haringey



Contract Sum Analysis

Stairs and Ramps

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.4.1	Staircase Communal - Pre Cast Stairs Residential - Timber Stairs	£37,572 £6,500	Inc in modular	£5,910	£7,000	£37,263	£45,571
3.4.2	Balustrades and handrails Wall Handrail Balustrade	£27,456	Inc in modular	£29,472	£14,400 £19,584	£56,343	£41,058
Sub-Total: Stairs and Ramps		£71,528	£0	£35,382	£40,984	£93,606	£86,629

London Borough of Haringey



Contract Sum Analysis

External Walls

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.5.1	External Cavity Walls			£507,171		£545,732	£1,103,710
	EW01 - External Wall to Dwelling						
	102.5 External Facing Brickwork	£334,719					
	200mm Insulation - full fill	£93,786					
	140mm AAC blockwork-	inc					
	Wet Cast Stonework						
	Block A	£43,746					
	Block B	£39,036					
	Haulage	£4,500					
	Installation	£40,697					
	DPC	£13,335					
	Lintels	£21,450					
	Weep holes	£4,100					
	Movement joint	£3,480					
	Cavity closers	£16,440					
	Telescopic	£532					
	Brick reveals O/E	£20,800					
	Spandrel brick panels	£27,360					
	Squint corner	£3,686					
	Brick Sundries	£30,000					
	BLOCK A						
	TYPE E 01						
	102.5 mm Vanderstanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick)		£107,473				
	Form 250 mm cavity including wall ties		£2,608				
	200 mm Nyrock cavity slab insulation		£37,532				
	Extra over half brick wall in facing bricks for spandrel panels comprising 135 x 150 x 65 mm special shaped bricks in alternate staggered courses to show pointed projecting faces		£0				
	1.30 x 1.00 m		£5,755				
	1.30 x 1.30 m		£19,491				
	1.30 x 0.80 m		£687				
	Extra over half brick wall in facing bricks for soldier course		£1,161				
	Catnic single leaf lintel		£4,567				
	Close cavity at jambs with facing bricks 250 mm wide		£16,001				
	Thermabate cavity closer		£5,660				
	225 mm Huload damo proof course		£1,543				
	Expansion joints in facing brick skins of hollow walls		£3,373				
	Extra over half brick wall in facing bricks for load bearing wet cast stone band course 400 mm high		£17,210				
	600 x 75 mm Wet cast stone coping		£2,370				
	Catnic single leaf lintel		£4,567				
	270 x 75 mm Rebated splayed and throated wet cast stone sill		£10,867				
	450 x 852 mm Twice rebated wet cast stone surround to communal entrance door		£20,032				
	200 x 200 mm RHS galvanised and PPC balcony post 3.10 m long with base plates top and bottom each four times resin fixed to concrete slab		£11,756				
	PPC steel balustrade comprising steel flat sections at 600 mm sections with solid PPC steel panel infills		£19,404				
	600 x 75 mm Splayed wet cast stone coping		£2,370				
	1.30 x 1.10 m PPC steel Juliette balcony comprising steel flat sections at 100 mm centres		£1,129				
	Attached pier in facing bricks 800 x 300 mm to form twice rebated surround to entrance door opening		£3,459				
	2.10 x 0.90 m PPC steel canopy to top of brickwork piers		£2,032				
	3.00 x 1.40 m PPC steel canopy to south entrance		£4,515				
	Balconies		£0				
	150 x 150 mm RHS galvanised and PPC finish		£37,649				
	Base plates four times resin fixed to concrete		£8,504				
	100 x 250 mm PFC galvanised and PPC finish		£28,220				
	Galvanised and PPC finish steel balustrade comprising steel flat sections at 100 mm centres 1400 mm high		£39,822				
	Extra over ditto for galvanised PPC finish steel sheet infill to balustrade		£4,738				
	PPC finish solid steel plate and flats at 600 mm centres		£4,257				
	Three layers reinforced bituminous roofing system		£1,548				
			£0				

London Borough of Haringey



Contract Sum Analysis

External Walls

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
	18 mm WBP plywood roof decking		£548				
	50 x 75 mm Treated softwood firings		£0				
	50 x 75 mm Treated softwood firings		£343				
	25 mm Soffit grid system		£0				
	25 mm Soffit grid system		£1,290				
	10 mm Cement board paint finish		£0				
	10 mm Cement board paint finish		£1,286				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£0				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£993				
	PPC aluminium edge trim to bituminous roofing system		£0				
	PPC aluminium edge trim to bituminous roofing system		£539				
	25 mm Aluminium decking boards		£0				
	25 mm Aluminium decking boards		£11,482				
	90 mm Aluminium joists and adjustable pedestals		£0				
	90 mm Aluminium joists and adjustable pedestals		£6,188				
	25 mm Soffit grid system		£0				
	25 mm Soffit grid system		£3,870				
	10 mm Cement board paint finish		£0				
	10 mm Cement board paint finish		£3,858				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£0				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£2,980				
	Aluminium flat roof outlet		£0				
	Aluminium flat roof outlet		£2,254				
	63 mm PPC aluminium rainwater pipe		£0				
	63 mm PPC aluminium rainwater pipe		£2,982				
	Extra over rainwater pipe for branch		£0				
	Extra over rainwater pipe for branch		£519				
	Connection of rainwater pipe to drainage system		£0				
	Connection of rainwater pipe to drainage system		£99				
	BLOCK B		£0				
	BLOCK B		£0				
	TYPE E 01		£0				
	TYPE E 01		£0				
	102.5 mm Vanderstanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick)		£0				
	102.5 mm Vanderstanden Bromley red facing bricks in stretcher bond in gauged mortar flush joints in skin of hollow wall (PC Supply £0.75 per brick)		£95,824				
	Form 250 mm cavity including wall ties		£0				
	Form 250 mm cavity including wall ties		£2,325				
	200 mm Nyrock cavity slab insulation		£0				
	200 mm Nyrock cavity slab insulation		£33,464				
	Extra over half brick wall in facing bricks for spandrel panels comprising 135 x 150 x 65 mm special shaped bricks in alternate staggered courses to show pointed projecting faces		£0				
	Extra over half brick wall in facing bricks for spandrel panels comprising 135 x 150 x 65 mm special shaped bricks in alternate staggered courses to show pointed projecting faces		£0				
	1.30 x 1.00 m		£8,057				
	1.30 x 1.00 m		£0				
	1.30 x 1.30 m		£19,491				
	1.30 x 1.30 m		£0				
	1.30 x 0.80 m		£687				
	1.30 x 0.80 m		£0				
	Extra over half brick wall in facing bricks for soldier course		£411				
	Extra over half brick wall in facing bricks for soldier course		£0				
	Catnic single leaf lintel		£1,679				
	Catnic single leaf lintel		£0				
	Close cavity at jambs with facing bricks 250 mm wide		£12,833				
	Close cavity at jambs with facing bricks 250 mm wide		£0				
	Thermabate cavity closer		£4,540				
	Thermabate cavity closer		£0				
	225 mm Huload damo proof course		£1,238				
	225 mm Huload damo proof course		£0				
	Expansion joints in facing brick skins of hollow walls		£2,965				
	Expansion joints in facing brick skins of hollow walls		£0				
	Extra over half brick wall in facing bricks for load bearing wet cast stone band course 400 mm high		£15,224				
	Extra over half brick wall in facing bricks for load bearing wet cast stone band course 400 mm high		£0				
	Catnic single leaf lintel		£4,567				
	Catnic single leaf lintel		£0				
	270 x 75 mm Rebated splayed and throated wet cast stone sill		£8,943				
	270 x 75 mm Rebated splayed and throated wet cast stone sill		£0				
	450 x 852 mm Twice rebated wet cast stone surround to communal entrance door		£20,032				
	450 x 852 mm Twice rebated wet cast stone surround to communal entrance door		£0				
	1.30 x 1.10 m PPC steel Juliette balcony comprising steel flat sections at 100 mm centres		£1,129				
	1.30 x 1.10 m PPC steel Juliette balcony comprising steel flat sections at 100 mm centres		£0				
	Attached pier in facing bricks 800 x 300 mm to form twice rebated surround to entrance door opening		£3,459				
	Attached pier in facing bricks 800 x 300 mm to form twice rebated surround to entrance door opening		£0				
	2.10 x 0.90 m PPC steel canopy to top of brickwork piers		£2,032				
	2.10 x 0.90 m PPC steel canopy to top of brickwork piers		£0				
	3.00 x 1.40 m PPC steel canopy to south entrance		£4,515				
	3.00 x 1.40 m PPC steel canopy to south entrance		£0				
	Balconies		£0				
	Balconies		£0				
	150 x 150 mm RHS galvanised and PPC finish		£25,099				
	150 x 150 mm RHS galvanised and PPC finish		£0				
	Base plates four times resin fixed to concrete		£5,669				
	Base plates four times resin fixed to concrete		£0				
	100 x 250 mm PFC galvanised and PPC finish		£20,381				
	100 x 250 mm PFC galvanised and PPC finish		£0				
	Galvanised and PPC finish steel balustrade comprising steel flat sections at 100 mm centres 1400 mm high		£28,207				
	Galvanised and PPC finish steel balustrade comprising steel flat sections at 100 mm centres 1400 mm high		£0				
	Extra over ditto for galvanised PPC finish steel sheet infill to balustrade		£3,120				
	Extra over ditto for galvanised PPC finish steel sheet infill to balustrade		£0				
	PPC finish solid steel plate and flats at 600 mm centres		£3,193				
	PPC finish solid steel plate and flats at 600 mm centres		£0				
	Three layers reinforced bituminous roofing system		£1,161				
	Three layers reinforced bituminous roofing system		£0				
	18 mm WBP plywood roof decking		£411				
	18 mm WBP plywood roof decking		£0				
	50 x 75 mm Treated softwood firings		£257				
	50 x 75 mm Treated softwood firings		£0				

London Borough of Haringey



Contract Sum Analysis

External Walls

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
	25 mm Soffit grid system		£988				
	10 mm Cement board paint finish		£0				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£965				
	PPC aluminium edge trim to bituminous roofing system		£0				
	25 mm Aluminium decking boards		£745				
	90 mm Aluminium joists and adjustable pedestals		£382				
	25 mm Soffit grid system		£0				
	10 mm Cement board paint finish		£8,612				
	Code 5 lead apron flashing 400 mm top edge turned into joint and pointed		£0				
	Aluminium flat roof outlet		£4,641				
	63 mm PPC aluminium rainwater pipe		£0				
	Extra over rainwater pipe for branch		£2,903				
	Connection of rainwater pipe to drainage system		£0				
	Masonry supports - Provisional		£2,894			£12,500	
	Masonry Wet Cast Stonework		£0			£96,662	
	WALL TYPE E01: EXTERNAL CAVITY WALL (515mm)		£1,503				
	102.5mm Facing Brick		£0			£239,932	
	50mm Air cavity		£1,988			£1,970	
	200mm NyRock Cavity Slab Insulation		£0			£85,317	
	140mm Blockwork to SE Design		£346			£192,348	
	23mm Internal finishes as per ER (plasterboard on dabs)		£66			£27,585	
	WALL TYPE E02: EXTERNAL CAVITY WALL (715mm)						
	102.5mm Facing Brick					£719	
	50mm Air cavity					£6	
	60mm NyRock Cavity Slab Insulation					£96	
	2 x 140mm Blockwork to SE Design - Double LM QUANT					£1,153	
	200mm Flexi Rockwool insulation between studs					£498	
	2x 12.5mm Plasterboard - Double LM QUANT					£354	
	solderier coursing 225 high					£28,104	
	Reveals; generally					£4,030	
	Perpend Joints Plastic Weepholes; Rytons Slim Vent Minor Clear or Equivalent						
	Perpend joints; generally					£3,000	
	<u>Mortar allowance, all masonry</u>					£3,958	
	Cavity Closers; Kingspan Thermabate Preformed Insulated Cavity Closers						
	Cavity closers; 140 wide					£4,110	
	Sub-Total: External Walls	£697,667	£828,692	£507,171	£702,343	£545,732	£1,103,710

London Borough of Haringey

Contract Sum Analysis

Windows and External Doors



Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.6.1	External doors		Inc in modular	£131,498		£105,647	£701,305
	Private entrance doors	inc in h					
	Private entrance doors; M4(3) compliant	inc in h					
	Communal entrance doors	£30,000					
	Cycle store doors	£5,500					
	Refuse storage doors; M4(3) compliant	£5,500					
	<u>PPC aluminum composite frame system solid entrance door: same frame fixed double glazed sidelight and fanlight above; lockable</u>				£128,555		
	External windows	£179,319	Inc in modular	£187,962		£203,443	inc
	Note* All windows: Windows shall generally be high performance Low E inward opening double glazed. PPC aluminium composite frame system double glazed side hung window by IdealComb/NorDan or similar.				£163,433		
	Blinds						
	Window Boards;				£5,981		
	225 x 19				£7,306		
	Sealant	£2,550					
	EPDM	£17,000					
	Sub-Total: Windows and External Doors	£239,869	£0	£319,459	£305,275	£309,089	£701,305

London Borough of Haringey

Contract Sum Analysis



Internal Walls and Partitions

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.7.1	Internal Walls		Inc in modular	£292,739		£330,446	£358,450
	EX-01 - External Wall - Dot & Dab	£38,808					
	IW-01 - Party Walls - Twin 140mm Blockwork inc 100mm Insulation	£106,590					
	IW-01 - Party Walls - Dot & Dab Before Tape & Joint	£46,512					
	IW-02 - Party Wall - Twin 140mm Blockwork inc 200mm Insulation	£22,750					
	IW-02 - Party Walls - Dot & Dab Before Tape & Joint	£8,400					
	IW-03 - Internal Stud Partitions	£96,800					
	IW-04 - Internal Stud - Risers & Communal Cupboards	£20,300					
	SVPs	£2,000					
	Bathroom Boxings	£5,000					
	AOV/Skylights	£500					
	Penetrations	£1,800					
	Ply to other areas - boilers, rads, tv points (excludes any ceiling pattressing)	£8,500					
	Kitchen Wall Upgrade - 12mm ply sheathing	£1,275					
	Bathroom Wall Upgrade - 12mm ply, MR board	£1,500					
	Window Reveals	£12,500					
	Window Boards	£6,825					
	Fire Stopping - Provisional Sum	£10,000					
	WALL TYPE C01: COMP. CAVITY WALL 140+200+140 (525mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£1,909		
	140mm Blockwork to SE Design				£5,687		
	200mm NyRock Cavity Slab Insulation				£5,905		
	140mm Blockwork to SE Design				£5,687		
	23mm Internal finishes as per ER (plasterboard on dabs)				£1,909		
	WALL TYPE C02: COMP. CAVITY WALL 140+100+140 (425mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£7,889		
	140mm Blockwork to SE Design				£23,497		
	100mm NyRock Cavity Slab Insulation				£9,190		
	140mm Blockwork to SE Design				£23,497		
	23mm Internal finishes as per ER (plasterboard on dabs)				£7,889		
	WALL TYPE C03: COMP. CAVITY WALL 100+200+100 (445mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£2,008		
	100mm Blockwork to SE Design				£5,321		
	200mm NyRock Cavity Slab Insulation				£6,211		
	100mm Blockwork to SE Design				£5,321		
	23mm Internal finishes as per ER (plasterboard on dabs)				£2,008		
	WALL TYPE C04: COMP. SOLID WALL 140+140 (325mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£286		
	2 x 140mm Blockwork to SE Design - Double LM QUANT				£1,517		
	23mm Internal finishes as per ER (plasterboard on dabs)				£286		
	WALL TYPE C05: COMP. SOLID WALL 100+100 (325mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£2,606		
	100mm Blockwork to SE Design				£6,905		
	100mm Flexi Rockwool insulation between studs				£1,489		
	2 x 12.5mm Plasterboard - Double LM QUANT				£4,467		
	WALL TYPE C06: COMP. SOLID WALL 140+140+200 (525mm)						
	23mm Internal finishes as per ER (plasterboard on dabs)				£780		
	2 x 140mm Blockwork to SE Design - Double LM QUANT				£2,324		
	200mm Flexi Rockwool insulation between studs				£446		
	2 x 12.5mm Plasterboard - Double LM QUANT				£1,337		
	WALL TYPE I01: INTERNAL PARTITION WALL - TYPICAL (100mm)						
	12.5mm Drylined Plasterboard Lining				£17,455		
	75mm Preservative treated timber studwork or metal studwork				£36,364		
	Insulation between studwork [8dB] higher than the min by BR				£11,636		
	12.5mm Drylined Plasterboard Lining				£17,455		
	WALL TYPE I02: INTERNAL PARTITION WALL - BATHROOM (100mm)						
	12.5mm Drylined Plasterboard Lining				£4,276		
	75mm Preservative treated timber studwork or metal studwork				£8,909		
	Insulation between studwork [8dB] higher than the min by BR				£2,851		
	18mm Plywood				£9,978		
	12.5mm Drylined Plasterboard Lining				£4,276		
	WALL TYPE I03: INTERNAL PARTITION WALL - KITCHEN (100mm)						
	12.5mm Drylined Plasterboard Lining				£1,284		
	75mm Preservative treated timber studwork or metal studwork				£2,675		
	Insulation between studwork [8dB] higher than the min by BR				£856		
	18mm Plywood				£2,096		
	12.5mm Drylined Plasterboard Lining				£1,284		
	Sub-Total: Internal Walls and Partitions	£390,060	£0	£292,739	£258,665	£330,446	£358,450

London Borough of Haringey

Contract Sum Analysis



Internal Doors

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
3.8.1	Internal doors		Inc in modular	£163,871		£163,329	£159,891
	Internal Flat Single Doors	£22,472					
	Internal Flat Double Doors	£1,055					
	Riser Single Doors	£12,575					
	Riser Double Doors	£4,221					
	Communal Doors With Vision Panels	£3,185					
	Internal Flat Entrance Doors	£0					
	Architrave	£19,782					
	Door Linings	£5,050					
	Ironmongery	inc					
	Decorations to Architrave and Frame				£3,692		
	Decorations to doors				£3,550		
	Ironmongery				£9,230		
	Internal Door sets				£126,025		
	Sub-Total: Internal Doors	£68,340	£0	£163,871	£142,497	£163,329	£159,891

London Borough of Haringey

Contract Sum Analysis



Wall Finishes

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
4.1.1	Internal wall finishes		Inc in modular	£178,428		£116,652	£249,720
a	Bathroom walls shall be fully tiled. En-suite walls shall be fully tiled, 300 x 100mm Ceramic Chroma tiles shall be provided. Sample to be provided to the Employer prior to order. Joints between tiling and sanitary fittings shall be sealed with an appropriate type and colour silicone sealant. See Appendix K.	£28,667					
b	Kitchen wall shall have a full height splashback above and behind all worktops, 150 x 150mm Johnson Tiles. Tiling shall extend full height between kitchen worktops and high level wall cupboards. Joints between tiling and work surfaces shall be sealed with silicone sealant. Any window sills on the kitchen area to also be tiled.	£5,610					
c	Mastic to units	£5,600					
d	Decorating - Walls, Ceilings & Woodwork	£78,258					
	3mm Skim Finish				£99,393		
	Decoration				£66,262		
	Reveals				£5,037		
	Tiling to Bathrooms				£24,830		
	E/O for moisture resistant plasterboard finish				£1,607		
	Hardi backer board				£12,497		
	Tiling to Kitchens				£7,178		
	E/O for moisture resistant plasterboard finish				£464		
	Hardi backer board				£3,613		
	Vanity Units				£27,577		
Sub-Total: Wall Finishes		£118,134	£0	£178,428	£248,458	£116,652	£249,720

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Contract Sum Analysis



Floor Finishes

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
4.2.1	Floor finishes		Inc in modular	£162,163		£174,018	£243,739
a	Concrete and/or beam and block floors should have cement and sand screed (reinforced where laid over insulation) minimum 65mm thick	inc					
b	Kitchens (irrespective of substrate floor) shall have [Polyfloor Designatex PUR sheet Vinyl or similar approved to run under all the kitchen units	£90,385					
c	Bathrooms shall be designed as wet rooms and along with other wet areas (irrespective of substrate floor) and shall have slip resistant vinyl sheet flooring, Polyfloor Polysafe Stone or similar approved	inc					
d	Level access walk-in showers to have proprietary shower floor former i.e. Impey Level-Dec, Phlexicare Level Entry Shower System or screed laid to falls and cross falls to a Harmer or Wade floor gulley drain outlet, to ensure that water falls away and does not flood the resident's bedroom	inc					
e	Living/dining rooms, halls and associated floors shall be continuous between kitchen, living area and hallway and shall have [Polyfloor Designatex PUR sheet Vinyl or similar approved]. Range of samples (two choices) to be offered up by the Contractor for the Employer's Approval. Where the kitchen area has vinyl sheeting and the living room has vinyl tiles consideration will need to be given to a sympathetic threshold junction to the Employer's approval	inc					
f	Bedrooms shall have Polyfloor Designatex PUR sheet Vinyl or similar approved	inc					
g	Skirting's shall be 25 x 100mm standard wrought knot free softwood or MDF square section; knotted, stopped, primed on all surfaces and painted on all exposed surfaces with one undercoat and [two full gloss coats oil based paint; colour white	£26,345					
j	Plant rooms, car park lobbies, refuse and cycle stores to be screeded and have Watco Industrial Grade floor paint or similar approved finish	£1,103					
k	Joint strips	inc					
l	Vinyl to Communal Stairs inc nosings	inc					
m	Jaymart Matt to Entrance	inc					
n	Floor Tiles to lift lobby	£4,560					
	Latex Levelling Screed				£22,883		
	21mm Finishes: Polyfloor - Designatex PUR Vinyl - included within floor finishes				£66,742		
	Decouplig mat to tiled floors				£2,100		
	Skirtings: MDF Skirtings						
	Skirting throughout the property shall be 22 x144mm non-formaldehyde MDF with chamfered edge				£36,300		
	Decoration to Above				£12,992		
Sub-Total: Floor Finishes		£122,393	£0	£162,163	£141,017	£174,018	£243,739

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Contract Sum Analysis



Ceiling Finishes

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
4.3.1	Ceiling finishes		Inc in modular	£106,035		£115,393	£104,442
a	Ceiling finishes shall generally be 12.5mm suspended metal frame ceiling system British Gypsum Casoline MF ceiling system or similar approved with 12.5mm plasterboard backed with insulation and taped joints and 3mm skim plaster finish painted with one mist coat and two full coats of vinyl matt emulsion; colour to the Employer's approval	£57,888					
	<u>Gyproc MF Suspended Ceilings; fixed to underside of concrete slab; Casoline MF frame; 12.5mm Wallboard; Skim Finish</u> 150 - 500 suspension depth				£79,492		
	Skim Finish to above				£29,351		
	Bulkheads to stairs				£1,560		
	Plaster to PCC stair / landing soffits				£3,834		
c	Access panels where required to MF suspended ceiling shall comprise a proprietary panel and budget lock fastening as approved by the Employer. Access panels are to have a plasterboard door and beaded frame and be decorated to match.	£1,000					
	<u>Ceiling Access Panels; Pelco Flush Metal Access Panels</u> Access panels; generally				£3,100		
Sub-Total: Ceiling Finishes		£58,888	£0	£106,035	£114,237	£115,393	£104,442

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Contract Sum Analysis

Fittings, Furnishings and Equipment



Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
5.1	FF&E		Inc in modular	£217,311		£158,197	£140,992
a	Blinds shall be provided and installed by the Contractor to all windows within apartments. Style, colour to be approved by the Employer.	£6,254					
b	Provide and fix to the wall appropriate size and number of fire extinguishers as recommended by the Fire Officer and Building Control Officer within the communal areas generally. Provide and install fire blankets as necessary.	£1,105					
c	Supply and install in the main entrance lobby provide a glazed framed floor plan indicating the location of all fire zones.	£260					
d	Supply and install notice boards to all communal entrance lobbies, double door tamper proof fire resistant.	£260					
e	Supply and install kitchen units and worktops from Symphony Konzept Hacienda (or similar approved) including sink and taps	£50,578					
f	Kitchen units in wheelchair home shall be suitable for use by a person in a wheelchair incorporating storage units with a work level to suit average wheelchair requirements, and fittings to accommodate white goods	£12,147					
g	Supply and install extractor hoods to all units as Appendix K	£6,871					
h	Supply and install ovens/hobs to all units as Appendix K	£9,633					
j	Extra over items g and h for M4(3) flats	£0					
k	Provide 1 No. fire blanket to each flat kitchen fixed to the wall 1000mm above finished floor level.	£510					
l	All kitchens shall be fitted with recyclable waste storage containers in sufficient sizes and numbers. A lockable wall unit to be provided (600H x 300W).	£765					
m	Internal directional and statutory signage	£1,500					
n	Letter boxes to flats	£1,700					
p	Refuse bins	£1,600					
q	Cycle racks (Sheffield Stands - 6nr, Larger Sheffield Stands - 2nr, Two-tier Stands - 24nr)	£4,800					
r	Mirrors	£3,000					
s	Extra Over for BWIC with wet rooms to Part M (3) bathrooms	£1,100					
	<u>Composite Item: Domestic Kitchens: Symphony: Kitchen Complete Including Appliances: See Drwg 404_700-708</u> Kitchen Units Complete; Generally				£75,204		
	Slatted shelving to airing cupboards, 0.79 x 1.05m				£3,400		
	Slatted shelving to airing cupboards, 0.85 x 0.80m				£3,400		
	Patress 500mm X 750mm 750mm X 750mm				£3,481 £2,956		
	Sanitaryware				£27,104		
	Boxings to SVPs, Approx. 200 x 200mm				£3,150		
	Boxings to Bath & showers, Approx. 800 x 200mm				£2,625		
	Mirrors Fittings - PC SUM - £65 per flat				£1,953		
	Mastic				£1,300		
	ideal standard concept toilet roll holder				£704		
	Boxing / service void				£3,064		
	<u>N15: SIGNAGE</u>						
	<u>Signage: Contractor Designed</u> Signage; signage; fire escape signage				£100		
	signage; access signage				£100		
	signage; door signage				£100		
	signage; wayfinding				£100		
	<u>Door Numerals: As Required</u> Numerals; generally				£1,615		
	Post Boxes				£3,500		
	Entrance Lobby WC				£3,500		
	BDS Value Two Tier Bike Rack 12 cycle spaces				£5,890		
Sub-Total: Fittings, Furnishings and Equipment		£102,083	£0	£217,311	£143,245	£158,197	£140,992

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Contract Sum Analysis



Services

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
6.1	Mechanical, electrical and plumbing installations		Inc in modular	£1,438,423			£1,328,772
	Electrical				£261,047	£389,540	
	Lighting	£63,750					
	Pendants	inc					
	Bulkheads	inc					
	External lights	inc					
	Undercab lights kitchen	inc					
	Light above mirror in bathroom						
	Local ventilation	£7,650					
	Fan boost switch	inc					
	4" extractor fan with core hole	inc					
	Small Power	£63,750					
	Fused spur	inc					
	Double socket	inc					
	Double socket USB	inc					
	Cooker control 50amp	inc					
	Phone point/fibre	inc					
	Shaver point	inc					
	20amp supply	inc					
	Grid plate for kitchen	inc					
	External socket	inc					
	Fuseboard 18th edition with surge protection & AFDD's	inc					
	Data & TV	£22,950					
	Single TV point	inc					
	Satellite point twin	inc					
	Media point IRS system	inc					
	TV Distribution unit 8 way	inc					
	Cat6 network point	inc					
	Residential Fire Alarm	£21,250					
	Carbon alarm Aicop EI-3018	inc					
	Smoke alarm Aico EI141RC	inc					
	Heat alarm Aico EI144RC	inc					
	Smoke beacon	inc					
	MVHR	£172,550					
	MVHR Nuaiare MRXBOX eco2 with acoustic enclosure & hybrid cooling	inc					
	Wiring & Controls For Third Parties	£14,450					
	Connection to heating ASHP based on Joule	inc					
	PV power	inc					
	Lift power	inc					
	Electric only towel rad	inc					
	Switch fuse for incoming	inc					
	Connection to heating ASHP based on Joule	inc					
	Entry System	£1,275					
	Door Bell	inc					
	EV Charger - Rolec						
	EV Chargers - PSUM				£15,000		
	Communal						
	Containment	£15,680					
	Video door entry & access	£15,550					
	CCTV	£10,600					
	Fire alarm	£13,200					
	Small power	£1,200					
	Internal lighting	£16,800					
	External lighting	£13,900					
	Incoming power works (ryfield, switch fuses, tails etc) based on 200a 3 phase	£13,800					
	Link from electrical cupboard ground floor room to electrical switch on 1st floor	£8,880					
	Fuseboard 3phase 125a	£4,520					
	SWA cable to feed each unit	£9,350					
	Power for PV 3 phase	£2,350					
	Manuals, training etc	£760					
	Lift power 3 phase	N/A					
	Mechanical power	£3,180					
	IRS system	£8,560					
	EV chargers	N/A					
	Ventilation to bin stores	£2,600					
	Mechanical				£648,359	£651,550	
	Apartments						
	<u>Plumbing</u>						
	Supply & Installation of Above Ground Drainage	£18,485					
	Supply & Installation of Boosted Cold Water System	£66,435					
	Supply & Installation of Hot Water System	£15,820					
	2nd Fix Installation of 1x Bathroom & 1x Kitchen	£15,300					
	Mid Fix Installation of 1x Bath	£3,835					
	Supply Of Sanitaryware	£22,693				£48,999	
	E/O Part M43	£2,900					
	<u>Heating</u>						
	Supply & Installation of Low Temp Hot Water	£15,162					
	Supply & Installation of 8x Waste Water Heat Recovery	£5,300					
	Supply & Installation of UFH	£40,000					
	<u>Air Conditioning</u>						
	Air Source Heat Pumps	£203,149					
	Refrigerent Pipework	inc					
	Hydro Units	inc					
	Communals						
	Supply & Installation of Above Ground Drainage	£15,190					
	Supply & Installation of Boosted Cold Water System	£42,567					
	Supply & Installation of CAT 5 Water	£1,627					
	Supply & Installation of HWS	£207					
	2nd Fix Installation of 2x Cleaners Sink's	£450					

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Contract Sum Analysis

Services

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Installation of 3x Bib Taps	£675					
	Supply of 1x Duty point CAT 5 Tank & Booster Set	£4,291					
	Supply of 1x Dewey Waters Cold Water Storage Tank	£12,028					
	Supply of 1x Aquatech Cold Water Booster Set	£16,628					
	Supply of 1x Aquilar Leak Detection System	£48,086					
	Supply of 1x Arrow Valves Booster Set Bypass	£1,626					
	Supply of 1x Sentinel Water Conditioner	£6,402					
	Supply of 2x Heatrae Sadia 7kW Water Heaters	£1,241					
	Installation of Plant Equipment	£7,150					
	Supply of Tenant Assembly Valves	£5,950					
	Thermal Insulation	£42,260					
	Testing, Commissioning & O&M	£9,900					
	Specialist Installations						
	PV Panels	£21,850			£36,418		
	Sprinkler Systems	£35,875					
	Dry Riser	£9,500			£7,760		
	Communal Smoke Mitigation	£14,900					
	Fire Alarm, CCTV and Access Control				£54,500		
	Other						
	BWIC				£15,000	£54,250	
	Sprinklers - PSUM		£45,000		£40,000		
	Sub-Total: Services	£1,216,037	£45,000	£1,438,423	£1,078,084	£1,144,339	£1,328,772

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Contract Sum Analysis



Prefabricated Buildings and Building Units

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
7.1	Pre-fabricated Buildings	N/A		£10,000	N/A	N/A	£0
	Modular Building		£3,451,720				
	Crane		£127,925				
	Zip up works		£314,438				
	Transport		£104,813				
	Scaffolding		£94,278				
Sub-Total: Prefabricated Buildings and Building Units		£0	£4,093,173	£10,000	£0	£0	£0

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Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
9.1	Roads, paths, pavings and surfacings			£249,227		£598,743	£434,511
P1	Existing madacam paving to be made good. Thermoplastic linemarking for new location of parking bays - Provisional Sum	£5,000					
P2	Existing flag paving to be made good, addition matching paving to suit proposed layout - Provisional Sum	£5,000					
P3	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Terrabase Rustic, 30mm layer gravel, 6mm aggregate, Addagrip and Terraabase Geofabric; Colour: Silver, Laid on Type 3 sub-base, to engineer's specification	£10,488					
P4	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Addaset, 18mm layer gravel, 6mm aggregate. Laid on existing macadam, core drill to ensure permeable, to engineer specification.	£22,914					
P5	Play safety surface, Playtop Outdoor EPDM Play surfacing by Colour: 3 colours mixes. Earth blend Thickness: To suit fall height requirement of play equipment, minimum 40mm thickness. Laid on AC20 binder and sub-base to Engineer's specification	£70,172					
P6	Proposed macadam, pedestrian grade, to engineer's specification. To be coated with acrylic ball court paint. Allow for two colours, RAL TBC. Basketball court markings to be textured non-slip white paint	£21,450					
P7	No Description Provided	Not Included					
P8	No Description Provided	Not Included					
P9	Proposed madacam, to adoptable standard, new line markings in thermoplastic paint						
P10	Shared surface paving, textured PCC sett, Marshalls Tegula or equal approved 240/160/120x160x80mm, Traditional, Laid on sand bedding, MOT type 1 sub-base	£47,500					
P11	Private gardens paving,	£5,060					
P12	Shared surface paving, textured PCC sett Marshalls Tegula or equal approved, 240/160/120x160x80mm, Pennant Grey, Laid on sand bedding, MOT type 1 sub-base	£68,580					
P13	Stepping Stones, textured PCC sett, Marshalls Modal X or equal approved, 300x200x80mm, Light Granite Smooth Laid on mortar bed, MOT type 1 sub-base	£2,750					
P14	PCC steps, Marshalls Conservation X Textured, 350x150x100mm, Silver Grey, Laid on mortar bed, concrete base	£2,750					
P15	Hazard Warning Paving, Marshalls Corduroy Hazard Warning, 400x400x50mm, Textured Natural, mortar bed, MOT type 1 sub-base	£2,750					
P16	Existing steps to be retained.						
TC	Paving support system for trees located in hard landscape. Recessed tree grille, Green Blue Urban Arboresin pre-cast, 2 x 5m Root Space paving support system, 1000mm deep, Underground guying system, aeration / irrigation system	£10,500					
	SITE CLEARANCE						
	Site Preparation; clearing site vegetation; contractor to confirm extent; removing all walls, railings etc; disposal of arisings off site					£5,480	
	Excavating; to reduce levels					£30,207	
	breaking out brickwork/concrete obstructions (Allowed 5%)					£5,492	
	Disposal; surface water					£500	
	ground water					£500	
	excavated material arising from reduced excavations; off site - INERT					£105,725	
	Items extra over any types of excavating irrespective of depth; contaminated ground - E/O removal - NON HAZADOUS 400mm depth						
	Items extra over any types of excavating irrespective of depth; contaminated ground - E/O removal - HAZADOUS - 400mm depth						
	Surface treatments; compacting; bottoms of excavations					£9,154	
	HARD LANDSCAPING/PARKING						
	<u>Imported Fill: Type 1: Compacting Layers</u>						
	Filling to excavations; generally					£100,691	
	<u>Granular Material: Class 1A or 1B or 1C</u>						
	Filling to excavations; generally					£50,345	
	<u>Imported 50mm thick 2-6mm granular material. 125mm to permeable block paved areas</u>						
	Filling to excavations; generally					£16,782	
	<u>Imported Fill: MCHW Specification for Highway Works Clauses 601, 602, 603, 613 and 617</u>						
	Filling to excavations; generally					£16,782	
	<u>Geotextile Membrane, Terram T1000</u>						
	Membrane; generally					£4,577	
	COURTYARD						
	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Addaset, 18mm layer gravel, 6mm aggregate; Laid on existing macadam, core drill to ensure permeable, to engineer specification.					£11,689	
	Pedestrian grade resin bound gravel, contrasting colour					£5,298	
	Proposed madacam, to adoptable standard, new line markings in thermoplastic paint					£7,521	
	Shared surface paving, textured PCC sett, Marshalls Tegula or equal approved 240/160/120x160x80mm, Traditional, Laid on sand bedding, MOT type 1 sub-base					£56,695	

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External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Private gardens paving, TBC				£4,750		
	Shared surface paving, textured PCC sett Marshalls Tegula or equal approved, 240/160/120x160x80mm, Pennant Grey, Laid on sand bedding, MOT type 1 sub-base				£56,670		
	Stepping Stones, textured PCC sett, Marshalls Modal X or equal approved, 300x200x80mm, Light Granite Smooth Laid on mortar bed, MOT type 1 sub-base				£283		
	PCC steps, Marshalls Conservation X Textured, 350x150x100mm, Silver Grey, Laid on mortar bed, concrete base				£283		
	Hazard Warning Paving, Marshalls Corduroy Hazard Warning, 400x400x50mm Textured Natural, mortar bed, MOT type 1 sub-base				£283		
	<u>Tiverton Road</u>						
	Existing macadam paving to be made good. Thermoplastic linemarking for new location of parking bays						
	Existing flag paving to be made good, addition matching paving to suit proposed layout				£767		
	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Terrabase Rustic, 30mm layer gravel, 6mm aggregate, Addagrip and Terraabase Geofabric; Colour: Silver, Laid on Type 3 sub-base, to engineer's specification				£88,719		
	Pedestrian grade resin bound gravel, permeable build-up, Addagrip Addaset, 18mm layer gravel, 6mm aggregate; Laid on existing macadam, core drill to ensure permeable, to engineer specification.						
	<u>Playground</u>						
	Play safety surface, Playtop Outdoor EPDM Play surfacing by Colour: 3 colours mixes, Earth blend Thickness: To suit fall height requirement of play equipment, minimum 40mm thickness. Laid on AC20 binder and sub-base to Engineer's specification				£45,759		
	Proposed macadam, pedestrian grade, to engineer's specification. To be coated with acrylic ball court paint. Allow for two colours, RAL TBC. Basketball court markings to be textured non-slip white paint				£9,806		
	Shared surface paving, textured PCC sett, Marshalls Tegula or equal approved 240/160/120x160x80mm, Traditional, Laid on sand bedding, MOT type 1 sub-base						
	Existing steps to be retained.						
	<u>Tewkesbury</u>						
	Existing macadam paving to be made good. Thermoplastic linemarking for new location of parking bays				£7,387		
	Play safety surface, Playtop Outdoor EPDM Play surfacing by Colour: 3 colours mixes, Earth blend Thickness: To suit fall height requirement of play equipment, minimum 40mm thickness. Laid on AC20 binder and sub-base to Engineer's specification						
	Topsoil						
LW	Lawn - 150mm	£11,844					
PL	Ornamental Planting -450mm	£21,696					
HD	Hedge - 450mm	£4,272					
NS	Native Shrub - 450mm	£47,779					
WF	Wildflower turf- Allow 100mm low nutrient topsoil	£8,820					
	BN Kerb	£11,804					
	BN Kerb	£1,001					
	Crossovers - New & Existing	Client Supply					
	Edging						
	Concrete Edgings	£3,207					
	Metal Edging	£7,400					
9.2	Soft landscaping, planting and irrigation systems	£159,575	£500,000	£236,295		£532,837	£465,118
	Trees	inc					
	Shrubds	inc					
	Hedges	inc					
	Turf/ Seed	inc					
	Mulch	inc					
	Soils and sub bases; including imported topsoil etc						
	Generally;						
	mix type 1				£15,994		
	Membrane				£1,892		
	Certified Top Soil - 300mm				£14,885		
	Wildflower turf, Allow 100mm low nutrient topsoil				£5,143		
	Paving support system for trees located in hard landscape. Recessed tree grille,				£12,166		
	Green Blue Urban Arboresin pre-cast, 2 x 5m Root Space paving support system,						
	1000mm deep, Underground guying system, aeration / irrigation system						
	Native Scrub, 75mm bark mulch, 450mm topsoil on free drainage subsoil, re-use				£29,756		
	site-won material and supplement if required.						
	Lawn, Rolawn Medallion turf, 150mm topsoil, re-use site-won material and supplement if required. Mounded landform to be created using site-won topsoil / subsoil.				£5,978		
	Hedge, 2+2 bare root, 75mm bark mulch, 450mm topsoil on free drainage subsoil, re-use site won material and supplement if required.				£2,347		
	<u>PLANTING</u>						

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Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	<u>COURTYARD</u>				£49,748		
	<u>Tiverton Road</u>				£49,748		
	<u>Playground</u>				£49,748		
	<u>Tewkesbury</u>				£49,748		
9.3	External fixtures			£286,306		£490,577	£563,741
	Playground Equipment - As quotation				£65,093		
	Benches timber and Steel				£70,227		
	Stone Benches - PSUM				£3,600		
	Binstore Metro STOR, Timber cladding, Concrete base				£10,547		
	Sheffield Stands				£2,100		
	Outdoor Gym and basketball net as Komplan quotation				£20,166		
	EDGES & ENCLOSURES						
	Excavating; trenches; width <300; maximum depth < 1.00m				£2,799		
	Disposal; excavated material; off site				£7,464		
	Surface treatments; compacting; bottom of excavations				£4,838		
	<u>COURTYARD</u>						
	Steel edging, Kinley Fort, 100mm depth, galvanised, Pinned to sub-base to engineer's specification				£4,579		
	Highway upstand kerb, Granite or PCC, to adoptable standard, 125mm upstand				£577		
	Highway flush kerb, Granite or PCC, to adoptable standard, Flush				£439		
	Shared surface rain garden kerb, Granite or textured PCC, 100mm upstand, 50mm gaps between kerbs to enable drainage, 145 x 255 x 915 mm, 100mm upstand				£4,072		
	Shared surface raised kerb, Granite or textured PCC, 145 x 255 x 915 mm, 60mm upstand				£5,066		
	Shared surface flush kerb, Granite or textured PCC, 145 x 255 x 915 mm, Flush				£4,962		
	Flat top pin kerb, Flush, PCC, 50 x 150 x 915 mm, Flush				£87		
	Steel handrail, 1000mm height, PFC finish				£3,360		
	Wall & Railing boundary to private gardens, Min. 1500 mm height, To architect's specification				£29,036		
	Wall & railing boundary to courtyard, Min 1500 mm height, To architect's specification				£12,888		
	Low brick wall to ramp, Height varies, BOE coping				£3,999		
	Single gate to private terraces, 1500 mm height, to match W01, Locking mechanism TBC				£3,800		
	Curved Brick wall, 450mm height, Snapped headers to achieve radii, BOE coping				£4,936		
	Brick wall to planters, 375 mm height, To architect's specification				£11,355		
	Double gate to Courtyard, 1500 mm height, Locking mechanism TBC, To match W02				£3,750		
	<u>Tiverton Road</u>						
	Steel edging, Kinley Fort 50mm flexible edging, pinned to sub-base / Concrete base to supplier's details.				£2,706		
	PCC H/B upstand kerb, 125mm upstand, Re-use existing and supplement with matching specification for any additional kerb. Concrete haunch to Engineer's specification.				£1,634		
	PCC channel edge, flush, 50mm W x 150mm D, Concrete haunch to Engineer's specification.				£6,828		
	<u>Playground</u>						
	Steel edging, Kinley Fort, 100mm depth, galvanised, Pinned to sub-base to engineer's specification						
	Shared surface rain garden kerb, Granite or textured PCC, 100mm upstand, 50mm gaps between kerbs to enable drainage, 145 x 255 x 915 mm, 100mm upstand						
	Existing kerbs to be retained				£675		
	Existing fence retained & relocated as necessary to form new location. New post & panels to match existing as necessary				£811		
	Existing walls to be retained				£489		
	<u>Tewkesbury</u>						
	Steel edging, Kinley Fort, 100mm depth, galvanised, Pinned to sub-base to engineer's specification						
	GENERALLY						
	Break out section of existing wall and railing to accommodate single pedestrian gate; 1200mm wide, 1800mm height to match boundary, Hot dipped galvanised steel, powder coated finish. New brick pier and gate fixing to brick pier to engineers specification. Self-closing mechanism, slam plate, locking mechanism to client specification. - PSUM				£3,000		

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Extend / Breakout existing wall & pier to accommodate new entrance position, to engineer's specification. Existing gate to be modified / replaced to suit proposed gate dimensions or removed, to client preference. - PSUM				£3,000		
	Existing Boundry Repairs - PSUM				£3,000		
9.4	External drainage			£108,366		£205,658	£143,449
	Surface Drainage		£156,064				
	Foul Drainage	£25,626	£63,208				
	Stom Drainage	£43,528					
	Attenuation Tank	£27,964					
	Connections To Existing Sewer - Provisional Sum	£5,000					
	ACOs	£4,000					
	Surface Drainage		£156,064				
	Foul Drainage	£25,626	£63,208				
	Stom Drainage	£43,528					
	Attenuation Tank	£27,964					
	Connections To Existing Sewer - Provisional Sum	£5,000					
	ACOs	£4,000					
	GENERALLY						
	Include Provisional Sum for repairs to existing drains		£500				
	Openings in concrete foundations for 100 mm pipe to allow 50 mm all round and fill with mortar and fibre board coverings to both sides		£563				
	Extra over 100 mm pipe for rocker pipe		£2,973				
	CCTV Surveys		£3,500				
	Testing and commissioning		£3,000				
	FOUL DRAINAGE						
	New Drainage; See Drwgs 3000-3002						
	<u>Excavating trenches; backfilling over beds with hardcore filling obtained off-site; compacting; disposal of excavated material off-site</u>						
	For pipes; not exceeding 200 nominal size; 750 - 1000 average depth						
	1000 - 1250 average depth						
	1250 - 1500 average depth				£5,094		
	Disposal:						
	surface water				£150		
	ground water				£150		
	<u>Concrete (Assumed for All Pipes)</u>						
	Beds & surrounds;						
	450 x 450; 150 diameter pipe				£4,429		
	<u>UPVC Pipes; 150 diameter</u>						
	Pipes;						
	in trenches				£4,872		
	Extra over;						
	bends				£240		
	rocker pipes				£240		
	y branches				£240		
	<u>Internal Gully; Wade or Equivalent; Bedding etc</u>						
	Gully;						
	generally				£900		
	<u>Manholes; Composite Item ; Excavations, disposal, earthwork support, concrete bed and surround; PVC Base & Raising Pieces; Cover Slab & Lid all other associated work</u>						
	Manholes;						
	FWIC; 750-1000 deep to invert; 450 diameter; 150 dia channel						
	FWIC; 1000 - 1250 deep to invert; 450 diameter; 150 dia channel						
	FWIC; 1250-1500 deep to invert; 450 diameter; 150 dia channel				£3,600		
	<u>Manholes; Composite Item ; Excavations, disposal, earthwork support, concrete bed and surround; Reinforced Concrete Base, Concrete Rings; Step Irons; Channels; Benching etc; Cover Slab & Lid all other associated work</u>						
	Manholes;						
	2000-2750 deep to invert; D400 Cover; Internal size 1200 dia; 225 dia channel				£1,750		
	<u>Connecting to Existing Manhole;</u>						
	Connecting;						
	150 dia pipe to existing manhole; depth to existing 1750; including repairing existing manhole to avoid collapse				£1,500		
	Testing and commissioning;						
	complete installations				£500		
	SURFACE WATER DRAINAGE						
	New Drainage; See Drwgs 3000-3002						
	<u>Excavating trenches; backfilling over beds with hardcore filling obtained off-site; compacting; disposal of excavated material off-site</u>						
	For pipes; not exceeding 200 nominal size; 1500 average depth				£6,556		
	Disposal;						
	surface water				£150		
	ground water				£150		
	<u>Free Draining Stone</u>						
	Beds & surrounds;						
	400 x 400; 100 diameter pipe				£4,470		

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	<u>UPVC Pipes; Perforated 100 diameter; Wrapped In Permeable Geotextile Membrane</u>						
	Pipes; in trenches				£6,258		
	Extra over; bends - assumed				£240		
	y branches				£240		
	<u>Diffuser Units; Rainwater Diffusers; Permavoid Or Similar Approved</u>						
	Diffuser units; 708 x 354 x 150 deep				£973		
	<u>Diffuser Units; Subbase Diffusers; Permavoid Or Similar Approved</u>						
	Diffuser units; 1770 x 708 x 150 deep				£835		
	<u>Manholes; Composite Item ; Excavations, disposal, earthwork support, concrete bed and surround; PVC Base & Raising Pieces; Cover Slab & Lid all other associated work</u>						
	Manholes; SWIC; 1500 deep to invert; 450 diameter; 100 dia channel				£1,400		
	<u>Manholes; Composite Item ; Excavations, disposal, earthwork support, concrete bed and surround; Reinforced Concrete Base, Concrete Rings; Step Irons; Channels; Benching etc; Cover Slab & Lid all other associated work</u>						
	Manholes; 2000-2750 deep to invert; D400 Cover; Internal size 1200 dia; 225 dia channel				£1,750		
	<u>Connecting to Existing Manhole;</u>						
	Connecting; 100 dia pipe to existing manhole; depth to existing 1750; forming two backdrop connections; inserting flow control valve 5l/s; including repairing existing manhole to avoid collapse				£1,500		
	<u>Testing & Commissioning</u>						
	Testing and commissioning; complete installations				£500		
	ACO Channels				£5,451		
	Road Gullies				£1,336		
	Temporary Diversion						
	HYDROBRAKE AND PPC MANHOLE						
	Hydrobrake CCIL flow control Hydrobrake 1 l/s				£1,198		
	Excavate and cart to spoil heap				£150		
	Backfill after construction				£90		
	Load & cart spoil (solid)				£120		
	C20 SR concrete to form chamber base				£450		
	1.20m diameter chamber ring, 1.00m high				£400		
	Proprietary bitumen / resin mastic seals between rings / cover				£150		
	Heavy duty reinforced cover slab, 1.20m diameter, with 750 x 600mm opening				£150		
	Type 1 cover seating ring with 600 x 600mm eccentric access hole				£150		
	Rocker Pipe, 150mm diameter (1.00m long)				£95		
	Stub pipes, 150mm				£95		
	Grade A cover & frame, class D400,				£150		
	Gen 3 Sulfate resisting concrete to surround chamber base, 150mm thick				£200		
	Disposable shutter				£50		
	Form headwall to bolt Hydrobrake to flat surface				£50		
	<u>Attenuation</u>						
	Excavate and cart to spoil heap				£2,138		
	Earthwork support, N.E. 2.0m deep				£1,050		
	Backfill after construction				£1,069		
	Load & cart spoil (solid)				£2,494		
	Compacted 10/20 gravel or clean aggregate, 200mm thick				£1,024		
	Teram				£525		
	Sub base storage coarse aggregate 4/40				£1,024		
	50mm thick sand blinding				£263		
	Stormbloc Water storage crates, as quote from Hydro International				£5,944		
9.5	External services						
	Ductwork For Lighting	£2,500	£100,000	£33,787		Prov Sum	£42,263
	Trench Works to boundry line						
	Excavating trenches to receive service pipes, cables, ducting and the like commencing at existing ground level grading bottoms, backfilling above 350mm thick bed and surround with selected excavated material; remove surplus material from site						
	Trenches						
	600mm wide x 1200mm deep				£4,621		
	Granular bed and surround; 10 - 15mm material						
	600mm wide x 600mm thick				£2,647		
	Fine sand cover						
	600mm wide x 200mm thick				£2,647		
	Hepworth hepduct						
	150mm diameter; laid in trench				£2,647		

London Borough of Haringey



Contract Sum Analysis

External Works

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	rest bend built into external cavity wall 303mm thick				£424		
	Warning marker tape						
	identification tape including metallic strip				£316		
9.6	External lighting	inc in Electrical		Nothing shown	INC M&E	£1,888	see 6.0
9.7	Minor building works and ancillary buildings	Not Required		N/A	N/A	N/A	£0
9.8	Garden Walls						
W01	Wall & Railing boundary to private gardens, Min. 1500 mm height, To architect's specification	£7,595					
W02	Wall & railing boundary to courtyard, Min 1500 mm height, To architect's specification - 400mm Brickwork - 1100 Railings	£5,735					
W03	Low brick wall to ramp, Height varies, BOE coping	£1,270					
W05	Curved Brick wall, 450mm height, Snapped headers to achieve radii, BOE coping	£5,534					
W06	Brick wall to planters, 375 mm height, To architect's specification	£8,190					
9.9	Railings	£48,154					
9.1	Play Equipment						
PY01	Basketball hoop, Kompan or equal approved, Ref. FRE3025-3717, Root fixing to concrete foundation to Engineer's specification	£2,228					
PY02	Quadruple swing, Eibe Kondor or equal approved, Ref. 51016001100, 2x flat seat and 2x toddler seat. Root fixing to concrete foundation to engineer's specification	£5,074					
PY03	Multi Seesaw By Kompan, or equal approved, Ref. KPL116-0412, Root fixing to concrete foundation to engineer's specification	£3,540					
PY04	Not On Drawings	Not Included					
PY05	Not On Drawings	Not Included					
PY06	Small Spinner by Timberplay or equal approved, Ref.6.26400, Root fixing to concrete foundation to engineer's specification						
PY07	Not On Drawings	Not Included					
PY08	Not On Drawings	Not Included					
PY09	Fish Berta multiplay unit, Timberplay or equal approved, Ref.4.90010 Root fixing to concrete foundation to engineer's specification	£26,037					
PY10	Rope Pyramid, Timberplay, Ref. 4.19200	£11,712					
PY11	Roundabout, Proludic Wok, Ref. J2406	£2,750					
PY12	Willow tunnel, pre grown, 2.5m height	£1,100					
9.1	Street Furniture						
F01	Radial steel framed timber bench, 3m length, 500mm width, Broxap Helston Bench, Ref. BX14 4523 or equal approved. 2nr armrests per bench Hardwood seat, powder coated finish, root fixing to concrete foundation to engineer's specification	£8,436					
F02	Steel framed picnic table, 2.2m length, 800mm width, Broxap Caerphilly Table, Ref. BX14 4280-T or equal approved.	£14,352					
F03	Steel framed timber bench with back and armrests, 1.8m length, 550mm width, Bailey Street Scene Greengate Seat or equal approved. Hardwood seat, powder coated finish, root fixing to concrete foundation to engineer's specification	£10,179					
F04	Steel framed timber bench with back and armrests, Bespoke design, length varies, 550mm width, Bailey Street Scene Greengate Seat or equal approved. Hardwood seat, powder coated finish, root fixing to concrete foundation to engineer's specification	£6,786					
F05	Radius bench. Steel framed timber bench with back and armrests, 1.8-2mm length, 500mm width, Bailey Street Scene Hyde Seat or equal approved. Hardwood seat, powder coated finish	£7,596					
F06	Gym Benches Straight bench. Steel framed timber bench with back and armrests, 3m length, 500mm width, Bailey Street Scene Hyde Seat or equal approved. Hardwood seat, powder coated finish	£6,846 £5,655					
F07	Stone seat, Ben Barrel Pico, small / medium	£2,250					
F08	Binstore, Metro STOR, Timber cladding, Concrete base to engineer's specification						
F09	Entrance Signage, Landmark, ref. 'Aberdeen - 71001' or equal approved, 100x100x2400mm morticed flat timber posts, ACM A1 panel, Root fixed to supplier's detail	£150					
F10	New sign, to Haringey Park standard.	£150					
9.1	Outdoor Gym						
GY1	Decline Bench by Kompan Inground colour Orange ref.FPW20400-0900	£910					
GY2	Pull Up Station by Kompan Inground colour Orange ref.FSW20802-0901	£1,610					
GY3	Double Overhead Ladder by Kompan Inground colour Orange ref.FSW21300-0900	£2,980					
GY4	Over Under by Kompan Inground colour Orange ref.FSW21400-0900	£1,650					
Sub-Total: External Works		£965,515	£1,049,079	£913,982	£1,318,965	£1,029,704	£1,649,082

London Borough of Haringey



Contract Sum Analysis

Ref Item	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
10.1 Post-Contract Preliminaries - Main Contract Works						
			1,251,964.85	856,056.18		1,272,547.91
			75,000.00			
			8,000.00			
0 Designers						
1 Architect		50,000.00	56,500.00		See Appointments	350,100.50
2 MEP		32,500.00	included		See Appointments	
3 Structural Engineer		32,500.00	45,000.00		See Appointments	
4 <i>Principal Designer</i>			13,900.00			
5 Building Control			15,000.00			
6 Environmental Consultant			10,000.00			
7 Landscape Architect			10,000.00			
8 <i>Interior Designer</i>			7,500.00			
9 Fire Officer/Consultant		7,500.00	5,000.00			
10 <i>Pre-Construction fees - All Consultants & Designers</i>			51,500.00			
11 <i>Acoustic consultant</i>		5,000.00				
12 <i>Building control</i>		19,000.00				
13 <i>Building warranty</i>		14,750.00				
4 Other designers/ consultants needed						
Site Manager	96,100.00	112,000.00			169,850.00	
Project Manager (50%)		63,000.00				
Contract management	46,500.00				45,500.00	
Attendant Labourer	80,600.00	70,000.00				
Quantity surveyors	46,500.00	140,000.00			49,675.00	
Design manager	inc.	25,900.00				
Other management and staff. <i>Office Admin</i>	6,200.00					
Quality Manager	8,990.00					
RLO	4,650.00				15,400.00	
Assistant Site Manager	25,000.00				69,000.00	
Traffic Marshall / Gateman					64,350.00	
BREEAM Administrator 20%		21,000.00				
Foreman		42,000.00				
Accommodation and Welfare		21,000.00			26,925.00	
Furniture and equipment		5,000.00				
Offices	3,410.00					
Conference/meeting rooms	inc.					
Canteens and kitchens	3,410.00					
Drying rooms	inc.					
Toilets and washrooms	3,875.00					
Secure stores	3,100.00					
Delivery and removal	3,200.00					
Connections for water, electricity (PSUM)		5,000.00				
Temporary work for site accommodation.	inc.					
Connections to temporary service	inc.					
Connections to temporary drainage.	inc.					
Water Supply - Assumed Supply on Site	700.00	2,100.00			3,500.00	
Electricity Supply - Assumed Supply on Site	1,500.00	4,550.00			24,500.00	
Water, electric, Lighting Installation & Commission					45,000.00	
IT & Wifi					5,250.00	
BT / Telecomms		1,750.00				
Site & Safety Lighting		2,500.00				
Computer and printer consumables	inc.					
First aid consumables.	inc.					
Signboards.	550.00					
Computer	450.00					
Telephone & Router	150.00					
Printer	150.00					
Hoarding and Gates		18,960.50			17,650.00	
Hoarding Adaptions - Ply Wood Hoarding	30,770.00					
Heras Fencing	8,190.00	10,000.00				
Marketing & Signage for Hoarding	inc					
Double Gates	4,500.00	1,500.00				
Pedestrian Gates	750.00					
Scaffold Licenses, Hording Licenses, Pavement	2,000.00					
Permits/Parking Suspension, Road Closures -						
Provisional Sum						
CCTV					24,500.00	
Safety audits	9,300.00	5,100.00			9,625.00	
Personal protective equipment	450.00	800.00				
Security equipment	150.00					
Temp Fire Alarm		5,500.00				
Fire precautions	inc.					
Statutory safety signage.	inc.					
Works as Principal Contractor CDM	inc.					
Works as Principal Contractor SWMP	inc.					
Completing of H&S file	inc.					
As-built/installed drawings and schedules	inc.					
Operation and maintenance manuals	inc.				2,500.00	
Traffic Barriers, Traffic Cones, Signage, fire						
Extinguisher Station, Protection, Wheelwash					10,545.00	

London Borough of Haringey



Contract Sum Analysis

Ref Item	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
Scaffolding and Fans	62,788.85					
Guard rails and edge protection	inc.					
Temporary Roofs	inc.					
Other safety measures.	inc.					
Scaffold Weekly Hire Charge - £500.00 per wk	inc.					
Internal Scaffolding	17,500.00					
Protection of finished works	8,500.00					
Provision of samples. Testing	250.00					
Mechanical Plant - Forklift					86,100.00	
Craneage	Not Required					
Hoists	Not Required					
Material handing	Not Required					
Access Plant - Telehandler	27,900.00					
Banksman and attendant labour	Not Required					
Small plant and tools.	12,400.00				14,700.00	
Hoists Weekly Hire Charge	Not Required					
Skips		49,000.00			42,000.00	
Schedule of Condition	500.00					
Highways	inc.					
Cleaning site accommodation	inc.				17,500.00	
Waste management, inc rubbish disposal	23,560.00					
Maintenance of walkway as required	inc.					
Maintenance of public and private roads	inc.					
Roadsweeping					5,400.00	
Final builder's clean.	5,100.00					
Sparkle clean for handover	2,550.00					
Window Cleaning	2,500.00					
Building Warranty by LABC or similar + Building Control Fee						92,410.86
Contractors 'all risks' (CAR) insurance.	inc.				1,500.00	
Public liability insurances	inc.					
PI insurance	inc.					
Insurances - PSUM		6,500.00				
Performance Bond - 10% - Provisional Sum	24,000.00				90,865.38	
NHBC - PSUM		14,000.00				
Licenses and Consents		5,500.00				
Considerate Constructors		2,500.00				
Air leakage testing		3,500.00				
Final Clean		5,000.00				
Services Survey		3,000.00				
Wheel wash facility		3,500.00				
Allowance for road cleaning		9,000.00				
Dust noise and vibration monitoring - PSUM		10,000.00				
Secure by design certification - PSUM		1,500.00				
Tree protection - PSUM		5,000.00				
SAP & SBEM		3,500.00				
Discharge of planning conditions		20,500.00				
Parking bays involved charges for advertisement - PSUM		5,000.00				
CIL		exc				
Total carried forward to Summary £	578,693.85	865,910.50	1,549,364.85	856,056.18	841,835.38	1,715,059.27

London Borough of Haringey

Contract Sum Analysis

Project/Design Team Fees



Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glenman Corporation
	Design Team Appointment						
	Architect	£78,000	£0		£114,500	£59,323	
	Structural & Civil Engineer	£47,000			£53,500	£42,500	
	Passive Haus - PHPP Only	£7,500					
	MEP Engineer	£45,000			£47,500		
	Principal Designer	Client Supply				£3,285	
	Landscape Architect	Inc			£37,500	£19,030	
	Thermal Engineer	Inc					
	Overheating Assessment	£2,250					
	Acoustic Engineer	£1,500			£5,000	£12,440	
	Fire Engineering	£4,750			£15,000		
	M&E Consultant					£31,150	
	Fire Consultant					£44,950	
	Energy Consultant					£15,000	
	Principle Designer - BSR				£12,250	£3,922	
	Postal Names & Numbering					£2,000	
	Building Control LA					£9,000	
	Building Control Inspector					£7,000	
	Discharge of Conditions					£10,000	
	Accessibility Consultant				£1,000	£10,000	
	Commissioning Engineer				£1,000	£10,000	
	Other						
	Ground Investigation	£8,500					
	Building Control - Provisional Sum	£10,000					
	Warranties - ICW	£65,450				£90,000	
	SAP & EPC	£5,950			£5,000	£6,610	
	Air Test	£7,650				£4,400	
	Ecological enhancement	£1,500					
	Construction Phase Plan	£1,750					
	Party Wall - Provisional Sum	£1,000					
	CAT & GPR	£3,200					
	CCTV Surveys	£3,500				£3,500	
	A Secured by Design certificate	£500					
	Carbon Levy - Provisional Sum	£2,500					
	CIL	Not Included					
	Dust & Noise Control Measures - Provisional Sum	£2,500					
	Works obligatoin under the altrnative to a section 106 Agreement- Provisional Sum	£5,000					
	Section 278 or 184 Agreement (application with statutory undertaker only) - Provisional Sum	Client supply					
	Refurbishment & Demolition Asbestos Survey	Not Required					
	Condition Survey	£100					
	Discharge of Planning Conditions - Provisional Sum	£5,000					
	Topo					£2,500	
	Radar Search					£3,500	
	Soil/Contamination Report					£15,000	
	Water/Soakaway Testing					£2,500	
	Existing Utilities Search & Maps					£750	
	UXO Desk Study					£1,500	
	Over Heating Model				£2,000		
	Ecology Strategy				£3,500		
	Planning Application				£2,500		
	Building Control - PSUM				£15,000		
	LABC or similar Building Warranty - PSUM				£80,000		
	Site Investigations				£8,000		
	Transport Assesment				£1,800		
	Arbocultural plan assessment				£1,500		
	Biodiversity plan				£1,500		
	Habitat management plan				£2,000		
	WSI report and associated works following report - PSUM				£5,000		
	UXO survey				£1,500		
	Archaeological Survey				£1,500		
	Highways				£2,500		
	Sub-Total: Project/Design Team Fees	£310,100	£0	£0	£420,550	£409,859	£0

London Borough of Haringey

Contract Sum Analysis



Other Development Costs

Ref	Element	Alexander James Contracts	MYC Group	Management & Construction Services	MP Building	Boom Construction	Glanman Corporation
13.1	Statutory Costs		Excluded	Excluded			
	Water - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£42,500					
	Electric - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£42,500					
	Gas - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£10,000					
	Telecoms - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£10,000					
	Drainage Connection - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£5,000					
	Utility Connections - PSUM				£50,000		
13.2	Client Directs		Excluded	Unknown			
	Provisional Sums						
	Sectional Agreements, Designs & Bonds (S278,S104 Etc.)					£10,000	
	Footpath and Road Closures					£10,000	
	Removal of existing unspecified tanks - As advised in Structural Report					£5,000	
	Allow to protect the adjacent properties from noise and dust					£5,000	
	Traffic Management					£10,000	
	New Services					£127,500	
	Diversions					£10,000	
	Drainage layout identifies 'Existing storm drainage to be repaired before reusing' (Runs into TWMH6203)					£5,000	
	S278 Works					£50,000	
	E/o Contaminated material - As Structural report					£10,000	
	No Sprinklers Noted					£30,000	
	Glanman Undefined Provisional Sums						
	All works to all utilities (power, data, water, storm, foul, gas) inc diversions, disconnections, lowering, new connections						£100,000
	Fire rated entrance doors off walkways not priced by IC or Neos Protect (8 no.)						£40,000
	Ground contamination inc asbestos (no site specific SI report)						£30,000
	Planning discharge matters						£22,000
	UPS System if required						£20,000
	Party Wall & Boundary Wall Matters						£10,000
	Highway Matters						£10,000
	Fees, charges payable to local authorities et al						£10,000
	Ground obstructions						£5,000
	UXO Survey						£3,000
	278 Works - PSUM				£10,000		
	Offsite Connections and Builders works - PSUM				£20,000		
	Social Value mangment fee				£12,500		
Sub-Total: Other Development/Project Costs		£110,000	£0	£0	£92,500	£272,500	£250,000

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	Alexander James Contracts
	Reinforcement - Provisional Sum £135kg/m3	£21,314
	Thermal Breaks - Provisional Sum	£5,000
	Fire Stopping - Provisional Sum	£10,000
	Existing macadam paving to be made good. Thermoplastic line marking for new location of parking bays - Provisional Sum	£5,000
	Existing flag paving to be made good, addition matching paving to suit proposed layout - Provisional Sum	£5,000
	Connections To Existing Sewer - Provisional Sum	£5,000
	Connections To Existing Sewer - Provisional Sum	£5,000
	Scaffold Licenses, Hording Licenses, Pavement Permits/Parking Suspension, Road Closures - Provisional Sum	£2,000
	Performance Bond - 10% - Provisional Sum	£24,000
	Building Control - Provisional Sum	£10,000
	Party Wall - Provisional Sum	£1,000
	Carbon Levy - Provisional Sum	£2,500
	Dust & Noise Control Measures - Provisional Sum	£2,500
	Discharge of Planning Conditions - Provisional Sum	£5,000
	Water - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£42,500
	Electric - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£42,500
	Gas - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£10,000
	Telecoms - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£10,000
	Drainage Connection - Disconnection, Diversions, New Supplies, TBS and BWIC - Provisional Sum	£5,000
Sub-Total: Facilitating Works		£213,314

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	MYC Group
	Piling	£70,000
	Sprinklers	£45,000
	Soft landscaping, planting and irrigation systems	£500,000
	Include Provisional Sum for repairs to existing drains	£500
	Insurances	£6,500
	NHBC	£14,000
	Dust noise and vibration monitoring	£10,000
	Secure by design certification	£1,500
	Tree protection	£5,000
	Parking bays involved charges for advertisement	£5,000
	External services	£100,000
	Sub-Total: Facilitating Works	£757,500

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	Management & Construction Services
	Provisional Sum for NHBC Warranty	75,000.00
	Provisional Sum for 6.5.1 insurance	8,000.00
Sub-Total: Facilitating Works		£83,000

London Borough of Haringey

Contract Sum Analysis



Appendix B - Provisional Sum's

Ref	Element	MP Building
	Termination of services	£5,000
	breaking through obstructions and the like - Provisional Sum	£5,000
	Masonry supports - Provisional	£12,500
	EV Chargers	£15,000
	Sprinkler	£40,000
	Stone Benches	£3,600
	Break out section of existing wall and railing to accommodate single pedestrian gate; 1200mm wide, 1800mm height to match boundary, Hot dipped galvanised steel, powder coated finish. New brick pier and gate fixing to brick pier to engineers specification. Self-closing mechanism, slam plate, locking mechanism to client specification.	£3,000
	Extend / Breakout existing wall & pier to accommodate new entrance position, to engineer's specification. Existing gate to be modified / replaced to suit proposed gate dimensions or removed, to client preference.	£3,000
	Existing Boundary Repairs	£3,000
	Building Control	£15,000
	LABC or similar Building Warranty	£80,000
	WSI report and associated works following report	£5,000
	Utility Connections	£50,000
	278 Works	£10,000
	Offsite Connections and Builders works	£20,000
Sub-Total: Facilitating Works		£270,100

London Borough of Haringey

Contract Sum Analysis



Appendix B - Provisional Sum's

Ref	Element	Boom Construction
	Sectional Agreements, Designs & Bonds (S278,S104 Etc.)	£10,000
	Footpath and Road Closures	£10,000
	Removal of existing unspecified tanks - As advised in Structural Report	£5,000
	Allow to protect the adjacent properties from noise and dust	£5,000
	Traffic Management	£10,000
	New Services	£127,500
	Diversions	£10,000
	Drainage layout identifies 'Existing storm drainage to be repaired before reusing' (Runs into TWMH6203)	£5,000
	S278 Works	£50,000
	E/o Contaminated material - As Structural report	£10,000
	No Sprinklers Noted	£30,000
Sub-Total: Facilitating Works		£272,500

London Borough of Haringey



Contract Sum Analysis

Appendix B - Provisional Sum's

Ref	Element	Glenman Corporation
<u>Glenman Undefined Provisional Sums</u>		
	All works to all utilities (power, data, water, storm, foul, gas) inc diversions, disconnections, lowering, new connections	£100,000
	Fire rated entrance doors off walkways not priced by IC or Neos Protect (8 no.)	£40,000
	Ground contamination inc asbestos (no site specific SI report)	£30,000
	Planning discharge matters	£22,000
	UPS System if required	£20,000
	Party Wall & Boundary Wall Matters	£10,000
	Highway Matters	£10,000
	Fees, charges payable to local authorities et al	£10,000
	Ground obstructions	£5,000
	UXO Survey	£3,000
Sub-Total: Facilitating Works		£250,000

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	AJC Clarifications	MA Comments	MA Assumption on Financial impact
1	Assumed that the site ground is inert, free from contamination, any obstructions, gas and contains no asbestos or asbestos-containing materials	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
2	It is assumed that water and electricity will be provided free of charge for the duration of the contract.	Reasonable given LA site	
3	Assumed the garages and any existing buildings are clear of any debris, rubbish, fly tipping & free from asbestos or asbestos-containing materials	Reasonable, site is generally clear but allow £1k for miscellaneous clearance.	£ 1,000.00
4	AJC are not liable for any Construction Industry Levy and deemed not applicable	Noted	
5	We have made a Provisional Allowance of £800.00 for the supply of 1000 bricks	Noted, allowance is reasonable	
6	Deemed that party wall surveyors (if required) and all associated costs will be paid for by the client	Noted	
7	We have assumed that the building fabric compliance with the Part O regulation without the need for planning amendment or any mechanical cooling other than what has been stipulated in the MEP drawings.	Clarification reasonable, planning is awaited.	
8	Assumed no Bats or other animals are present on site	Noted. Bat survey undertaken within the last 5 years (Sept 2021) confirmed no further action required. No note in Ecology survey with regards other species on site.	
9	No boundary treatment allowed for other than that which is annotated on a drawing	Noted and reasonable	
10	Assumed that watching briefs will not be required	Archaeology to be dictated by planning.	
11	No allowance for underpinning to neighbouring structures including boundary walls	Noted and reasonable	
12	No allowance for Section 106 or any Financial Contributions required under planning	Noted and reasonable	
13	We have made no allowance for the removal of ground or surface water.	Noted and reasonable	
14	No provision has been allocated for carbon offset payments, this would be paid for by the client.	Noted	
15	Regarding the kitchen appliances (if required), please note energy labels are being re-classified. There will be one common scale for all products classed from A to G, there will be no extensions to A+ classes anymore.	Noted	
16	It is deemed that all fees related to right of lights, etc will be paid for by the client	Noted	
17	We have assumed that all works in relation to the current design completed up to date are compliant with all building regs and other relevant policies and will be able to obtain a building sign off without any changes to the proposed design.	Noted	
18	Our tender is based upon the drawings and specifications issued specifically for the project. Where there is any contradiction between these and design guide standards and performance specifications we have priced for the drawings and specifications specific to the project.	MA are of the opinion all document are to be read in conjunction. The contractor should point out any discrepancies between drawing and specification, to ensure LBHG requirements are met.	
19	Assumed no Japanese weed is present	Reasonable, no survey undertaken	
20	No Lift has been allowed and the risk in respect to building control and planning would sit with the client	Noted	
21	Assumed no invasive species are present on site	Noted, refer to JKW and ecology.	
22	Where a Performance Bond has been requested we have allowed for this to expire at Practical Completion of The Works or each Section of the Works	Noted and reasonable	
23	We have allowed within our Tender for a 12 months Defects Liability Period	LBHG require 24 months DLP. MA estimate extension to 24 months to cost in the region of £20k	£ 20,000.00
24	We have allowed for an LCP levy of 0.5%	Noted	
25	Timbe hoarding around the new build, heras around external works areas during to the need for flexibility and easy relocation from phase to phase.	Seems reasonable	
26	Design to passive haus standards with the exception of air tightness that will be 4	Project is not designed to Passivhaus, only with Passivhaus standard influence.	
27	We have allowed for a Strata RBM Felt Membrane Roof System with Rockwool Hardrock DD as insulation which comes with a 20year warranty	ERs require 25 year warranty, LBHG to confirm this is acceptable.	
28	We have allowed for PAS 24 to all external windows and door but not LPS 1175.	Noted, LBHG to review and confirm acceptable.	
29	On the windows and external doors we have allowed for Ideal Combi Futura +1 Aluminium	Noted	
30	For the bathroom sanitaryware we have priced in line with Appendix K opposed to the bathroom layouts.	Noted	
31	We have priced as per the Stage 3 SE drawings. Should the ground investigation require changes to said design this would be deemed a change.	Noted	
32	We have allowed for ICW warranties opposed to LABC	Noted, LBHG to confirm acceptable.	
33	It has been assumed that we can use private building control opposed to local authority	Noted	
34	We have not allowed for any EV charges as no requirement has been specified	Noted, will be dictated by planning. Given number of spaces, MA estimate 4nr could be included.	£ 12,000.00
		MA Proposed Uplift for tender comparison	£ 43,000.00

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	My Construction Clarifications	MA Comments	MA Assumption on Financial Impact
1	Any demolition works are excluded, site clearance included in external works PSUM	Noted	
2	We have allowed for inert material only to be excavated for all excavations on site. No inclusion for any asbestos removal from site, both above and below ground.	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
3	We have made no allowance for removal of any contaminated material off site	Noted, as above	
4	We have not allowed for any site related surveys (uxo-surveys, archaeological, asbestos etc...)	Noted	
5	We have not allowed for any site related surveys (uxo-surveys, archaeological, asbestos etc...)	Noted	
6	Reinforcement to concrete is provisional quantities until schedules are finalised by structural engineer	Noted, MA of opinion this should be firm pre-contract	
7	We have included provisional sums as limited specification was available at the time of tendering (Psums identified in CSA)	Noted	
8	Our Programme assumes that designs from the Architect/Designers/Engineers/Services Consultant allocated to this project are fully co-ordinated.	Noted	
9	Our programme and submitted costs do not allow for unforeseen works of any nature.	Noted	
10	We assume that the development has been designed in accordance with current building regulations.	Noted	
11	Our programme is based on the Client Direct specified goods and specified Long Lead In items being available to meet our programme dates.	Noted	
12	We have not allowed for any building control costs	MA allow £10k for this	£ 10,000.00
13	We shall have no liability (whether contractual, tortious or otherwise) for any of the existing physical conditions of the site including, although not limited to, the existing structure or any part thereof.	Noted	
14	We have priced the scope of works specified and shown on the tender drawings and have not allowed for any additional costs associated with further site surveys or investigations to confirm current unknowns	Clarify if this includes surveys undertaken and provided in tender pack	
15		No allowance made for any incoming services. MA allow £100k for this	£ 100,000.00
		MA Proposed Uplift for tender comparison	£ 120,000.00

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	MCS Clarifications	MA Comments	MA Assumption on Financial Impact
1	These clarifications form part of our offer and should be read carefully	Noted	
2	We note the contract amendments, if our bid is of interest, we would be keen to sit down and discuss these.	Noted	
3	No allowance for obtaining further planning permission or discharging any conditions. We understand the project is currently awaiting full Planning Permission and until we see sight of this, we cannot comment on any conditions that may be imposed within it.	Noted, to review if successful once planning is issued	
4	In accordance with normal working practice the final warranty wording will be subject to agreement with our or our 3rd party suppliers and their insurers.	Noted	
5	Please note that Sureties do not like unnecessary and biased amendments to a main contract and this will need to be reflected in any agreed contract terms.	Noted	
6	Our 10% Performance Bond cost is based on a standard worded ABI Bond, with full release at Practical Completion.	Noted	
7	If a Parent Company Guarantee is provided it will be capped in liability for value and time to match our Performance Bond.	Noted	
8	A realistic time must be allowed for agreement and completion of all warranties, maximum 60 days from commencement. We will provide a warranty tracker.	Noted	
9	Apart from piling, steel connections, precast flooring and M&E we assume all other design elements are covered by either the architect or structural/civil engineer. A standard manufacturers warranty will be provided for the windows and flat roof packages.	Noted, refer to ERs for warranty length	
10	We exclude Conveyancing & Lease Plans as per item 1.23.13/b of the ER's. This is not something that we would normally carry out	Unsure conveyancing plans are required here, as the units are Affordable Rent. LBHG to confirm	
11	All Provisional sums are deemed to be gross and inclusive of overheads and profit.	Noted	
12	All retentions need to be fully secured to protect the main contractor.	Noted	
13	We have not allowed to appoint or pay a Clerk of the Works on this project and assume if required this is a client side arrangement.	Noted	
14	Subcontract supply chain portions to have a £2million cap on Professional Indemnity insurance.	Noted, reasonable given project value.	
15	In relation to ER' 1.8 and 4.2.16, we have visited site but have not carried out a Site Investigation. For the purpose of tender and in line with the Site Investigation desk top study provided at tender and prior to a full Site Investigation report being available, we assume all excavation is clean, inert and exclude all risks in the ground including but not limited to soft spots, contamination, UXO, etc.	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
16	In the absence of a Site Investigation, we presume all excavations to be above the ground water table.	Noted, reasonable	
17	Any graphics for hoardings to be paid for direct by the client. We have made no allowance, other than liaison, for this.	Noted. MA allow £20k for graphics	£ 20,000.00
18	Incoming services providers will not accept JCT payment terms and will require interim proforma payments which will have to be accommodated by the client.	No net change, but LBHG to confirm this would be acceptable. Usually, payment made after works complete.	
19	No allowance for any statutory authority works, including BWIC, any Section works of any kind, fee/licence payments or service diversions. We have no detail of this. We suggest the client allows Provisional Sums for these to allow fair comparison across all tenders.	No allowance made for any incoming services. MA allow £100k for this	£ 100,000.00
20	No allowance for dealing with any buried sewers, services or underground rail services or major unknown buried obstructions.	Utility and transport surveys provided as part of tender pack. MA allow £10k for disconnection of live services	£ 10,000.00
21	No allowance for any meters (water or electricity), it is up to end users to decide who will supply these.	MA allow £1k per flat for meter connections	£ 17,000.00
22	No allowance for BREEAM or BIM. We see no requirement for this.	Noted	
23	No allowance for suspending the parking bays along Tiverton Road. We presume if this is necessary to carry the landscaping works out that these will be given to us free issue by the client/council.	Noted, reasonable	
24	Our bid excludes any works relating to the discovery and subsequent removal of asbestos.	Noted, reasonable	
25	We have not allowed for any remediation strategy in our bid	Noted	
26	Our bid is based on the current foundation design provided which is currently based on a desktop report. We will need to undertake a detailed Site Investigation. Without a geotechnical report, the design may change and any change will be chargeable.	Noted	
27	No allowance for SBD (Secured by Design) to communal entrance doors. Can't have SBD with fully automatic doors.	Noted, LBHG to confirm requirements	
28	We have allowed for PIR insulation in the floors as opposed to Rockwool Rockfloor insulation.	Noted	
29	Automatic and louvred external doors are not PAS24 compliant. This is due to the automatic operation or the louvre panels, which are not tested for compliance.	LBHG to confirm if this is acceptable	
30	We have allowed for a maintenance regime for the soft landscaping for the first twelve months, including defects liability responsibilities.	24 month DLP required. MA assess uplift at £20k	£ 20,000.00
31	In terms of M&E allowances we have followed the drawings for our inclusions. There are some discrepancies between these and the FF&E Schedule.	Noted	
32	No allowance for any external lighting, other than that fixed to the building shown on the drawings, or EV chargers. These do not appear to be mentioned.	Noted on external lighting. EV chargers likely dictated by planning. MA allow £12k for 4nr chargers.	£ 12,000.00
33	All Whitegoods and appliances, except for the extractor hoods to the kitchen, to be tenant supplied and installed. We have allowed spaces only, as per the FF&E Schedule included with the tender pack.	Noted	
34	No allowance for any lifts in either block. There are none shown on the drawings.	Noted	
35	Any apprenticeship requirements will be delivered jointly with our supply chain and due to the term of apprenticeships will extend across other projects.	Noted	
36	We have allowed the following Provisional Sums within our offer: £75,000.00 for NHBC Warranty. Despite approaching them, we have not received a guide price and have therefore based this on a similar recent project. £8,000.00 for 6.5.1 insurance. We cannot obtain a fixed price for this without further input/information from the client.	Noted	
		MA Proposed Uplift for tender comparison	£ 189,000.00

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Tender Report Appendix C

	MP Building Clarifications	MA Comments	MA Assumption on Financial Impact
1	No Allowance for demolition of any structures. No allowance for the removal of any contaminated materials. Bore and concrete 135 No. 450mm diameter C.F.A piles to an average provisional depth of 20.0 metres measured from piling platform level. All filled with a C28/35 concrete, Class DC-2. With 150mm slump plus suitable retarder or plasticizer	Noted, piling requirements to be inline with SE design.	
2	200mm hollow core only, due to max span of 7350mm, 86mm Self levelling screed, 2 x 100mm Thermal Rock floor Insulation	Noted	
3	PC Sum for the supply of facing brickwork £650 per thousand	Noted	
4	Wet Cast stonework deemed not load bearing	Noted	
5	Masonry supports subject to design deemed provisional at this time £ 12,500	Noted	
6	All windows: Windows shall generally be high performance Low E inward opening double glazed. PPC aluminium composite frame system double glazed side hung window by VELFAC.	Noted	
7	2 nr AOVs linked to fire alarm	Noted	
8	Bolt on Balcony structure, 25mm Aluminium decking board, 90mm Aluminium joists and adjustable pedestals, 25mm Soffit grid system, 10mm Painted cement board	Noted	
9	Precast Stair rising G-3rd, total rise 10m, in 60No. risers. 15No. Flights at 1100mm wide, with 15.8m2 associated landings. 17.9T total. 15No. pieces. Heaviest single piece approx. 2.1T.	Noted	
10	To upper floors 65mm Self levelling screed with Underfloor Heating circuits	Noted	
11	150mm Precast concrete planks as per SE Design	Noted	
12	Three layers of reinforced bituminous system (varies) Concrete layer to create roof falls (1:60) 2 x 185mm Hardrock Multi-fix insulation 18mm WBP decking with vapour barriers as required	Noted	
13	PC SUM supply of door sets £650 per door set	Noted	
14	PC SUM supply of ironmongery £65 per door set	Noted	
15	75mm Preservative treated timber studwork or metal studwork	Noted	
16	23mm Internal finishes as per ERs with 3mm skim finish	Noted	
17	Gyproc MF Suspended Ceilings; fixed to underside of concrete slab; Caroline MF frame; 12.5mm Wallboard; Skim Finish	Noted	
18	21mm Finishes: Polyfloor - Designate PUR Vinyl - with 3mm latex levelling screed	Noted	
19	3mm Skim Finish to all walls	Noted	
20	PC sum supply only for floor tiling £35m2	Noted	
21	Symphony Kitchens Hacienda Excel Soft Plus (170) Social rent. Hacienda Freedom Premium (170) for WCH	Noted	
22	PVC Edged Worktop 40mm	Noted	
23	Sandringham 21 BTW WC Prosys 120 depth WC cistern, mechanical, front actuation Oleas M1 mechanical dual flush plate Ideal Standard - chrome. Sandringham 21 170 x 70cm anti slip steel bath c/w grips, 2TH 170cm front bath panel Calista dual control two hole bath shower mixer with shower set Idealrain S3 shower kit with 3 function hand spray, 600mm metal slide rail, 1.8m hose & soap dish Nuastyle 22mm TMV3. Ceratherm T100 exposed thermostatic shower mixer valve Idealrain S3 shower kit with 3 function hand spray, 600mm metal slide rail, 1.8m hose & soap dish. Contour 21+ 75cm projection wall mounted rimless WC pan with horizontal outlet and anti-microbial ge Osmo T1 cistern, 2 centre outlet, Hydroflo side inlet, assembled Drift Dualflush Pneumatic Flush Plate - Chrome. Tempo 550 semi-recessed basin, CTH & OF Tempo Single lever basin mixer no waste with 5l/min regulator. SanCeram Stainless steel floor standing bucket sink c/w splash back, hinged grating & waste Quarter turn bib lever taps with 6 levers, pair TB H1 Inta bib tap wall elbow	Noted	
24	Dulux Trade Diamond Matt White (RAL 9010)	Noted	
25	Vertical and horizontal compartment fire protection only	Noted	
26	Skirting throughout the property shall be 22 x144mm non-formaldehyde MDF with chamfered edge (1mm on leading side), painted white on both sides. Architrave throughout shall be 22 x 69mm MDF with chamfered edge	Noted	
27	P25-0335-GSL-ZZ-XX-DR-C-7001-3 Proposed Drainage Layout	No clarification here, just drawing reference	
28	Provisional allowance for 10nr EV chargers subject to planning approval	Noted	
29	TR530-TML-ZZ-00-DR-L-0201-T1-P03-Materials GA, Courtyard, Tiverton Road, Playground and Tewkesbury Road	No clarification here, just drawing reference	
30	TR530-TML-ZZ-00-DR-L-0201-T1-P03-Materials GA	No clarification here, just drawing reference	
31	TR530-TML-ZZ-ZZ-SH-L-0000-Landscape Issue Sheet 251203	No clarification here, just drawing reference	
32	BDS Value Two Tier Bike Rack	MA cannot find reference to preferred cycle storage in LBHG Ers. LBHG to confirm the proposed is acceptable.	
33	ASHP for each unit with underfloor heating Design TBC. Provisional allowances for the PV panels and the sprinkler system at this time	Noted	
34	We have allowed for Whitecroft Horizon 360 ref Y/E & B/E as per specification. VEs available if required	Noted	
35	We have based our submission on all works and deliveries being undertaken during normal working hours and moving from one completed area to the next and within the confines of a mutually agreeable programme.	Noted	
36	Clear uninterrupted access to and from the works will be provided at all times and the whole site will be vacant upon the commencement date and throughout the course of the works without noise restrictions within normal working hours.	Noted	
37	We have made no allowance within our submission for the removal of any contaminated ground, asbestos or underground obstructions.	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
38	We have provisional allowances for building control, planning and/or party wall awards.	Noted	
39	In the process of producing this tender we have been made aware of several Value Engineering opportunities which we would be pleased to discuss with you.	Noted	
40	Our tender excludes the removal of Asbestos or further asbestos reports	Noted	
41	We have included Provisional Sums for the statutory authority fees and these include for all civil engineering works	Noted	
42	We have not allowed for diverting any unforeseen services or underground drainage uncovered during the works and that existing services can be locally terminated to carry out the works	Noted	
43	Where products are specified by proprietary name and the phrase 'or equivalent' is included.	Noted	
44	We would wish to discuss the wording of the Performance Bond and Warranties prior to entering into a formal contract.	Noted	
45	We would wish to discuss the level of contract amendments to the standard form of JCT contract and level of LAD's prior to entering into a formal contract.	Noted	
46	We have included a provisional allowance for the Home Warranty schemes.	Noted	
47	We have included the cost of providing a 10% standard Performance Bond ending at PC	Noted	
48	We have assumed all electricity and water will be supplied FOC by the client for the duration of the works	Noted	
49	In the absence of a soil investigation report, we have allowed normal soil conditions. I.e. no contamination, no ground water	Noted	
50	We have no allowance for removal of trees and associated roots, or any existing loose waste left on site	Noted, MA allow £20k for this	£ 20,000.00
51	We have made no allowance for dealing with Party wall matters and have assumed that the necessary agreements will be in place prior to commencement.	Noted	
52	We have assumed that all access roads are capable of any loadings regarding deliveries of all materials/plant or the like, therefore we have not allowed for any protection to such roads	Noted	
53	We have made no allowance for investigating or adapting the existing Storm or Foul water system or goods	Noted	
54	Our tender is based on the design information issued to us at tender. Should the tender design need to be changed in order to satisfy the planning conditions the change will be treated as a variation under the contract.	Noted	
55	We have made no allowance for damp treatment works.	Noted	
56	We have not allowed for any work in connection with clearing outstanding planning conditions or providing associated Construction Management plans	Noted	
57	We will work to BS tolerances for all trades on this project and require the Architectural details to follow this convention.	Noted	
58	We have assumed all Provisional SUMS are inclusive of overheads and profits.	Noted	
59	Any additional costs relating to home warranty providers requirements will be dealt with as a variation under the contract.	Noted	
60	No Allowance for drainage repairs to existing runs	Noted	
61	No Allowance for the removal and disconnection of existing lampposts	Noted	
62	No Allowance for additional works relating to achieving carbon net zero, we assume the stage 3 design takes the specific requirements into consideration	Noted	
		MA Proposed Uplift for tender comparison	£ 30,000.00

LBHG: 3764 Tiverton Estate
Tender Report Appendix C

	Boom Construction Clarifications	MA Comments	MA Assumption on Financial Impact
1	Should we be successful we would like to discuss the proposed contract amendments	Noted	
2	We have allowed for a 15% Performance bond, based on standard ABI wording and expiring on PC	Noted	
3	This offer is strictly subject to contract	Noted	
4	We have taken that all Provisional Sums are classed as undefined	Noted	
5	Works to be carried out in one continuous visit and in normal working hours	Noted	
6	We have assumed the site will be under our unrestricted access from possession	Noted	
7	We have allowed for non hazardous, inert muck away only	Reasonable given no Stage 2 GI survey undertaken. Referring to Stage 1 undertaken by Jomas, noted moderate/high risks for contaminants. MA allow £10k provisionally	£ 10,000.00
8	We assume the current layout complies with Building Regulations. We have not allowed for any changes to the design required to comply. For clarity, the risk should compliance be required under the new Building Regulations is to remain with the Client where any enhancements are to be deemed as a variation under the Contract	Noted	
9	We have allowed a Pre-Construction period of 18 weeks	Noted	
10	We have allowed for an on site period of 70 calendar weeks including all holidays	Noted	
11	We have allowed all Section Agreement fees as a Provisional Sum	Noted	
12	We have excluded all works required as a result of a bat survey	Noted. Bat survey undertaken within the last 5 years (Sept 2021) confirmed no further action required. No note in Ecology survey with regards other species on site.	
13	We have made an allowance for an energy consultant	Noted	
14	We have assumed existing services are already disconnected/will be disconnected prior to works starting	The contractor should allow to cap all incoming services. MA allow £25k for this.	£ 25,000.00
15	We have assumed service already in vicinity so will be connections only, as per provisional sum	Noted, reasonable.	
16	We have made a provisional sum allowance for service diversions	Noted, unsure if diversions will be required.	
17	We have made no allowances for ground contamination or obstructions	Noted	
18	We have made a provisional sum allowance for S278 works	Noted	
19	We have assumed the 'unspecified tanks' referred to in the structural report are no longer present	Can LBHG confirm? As far as MA can tell, these tanks are no longer present. The comment in the report notes they were present in 1994 but does not mention they are still there.	
20	As per engineers technical note, Precast Plank floors and piling to both apartment blocks	Noted	
21	We note TC7 that there will be no phase two site investigation report being issued during the tender period	Correct	
22	We have only allowed for drainage works identified on Graphic Structures drawing P25-0335-GSL-ZZ-XX-DR-C-7001 3	Noted	
23	As per engineers technical note, we have allowed PCC planks from ground and intermediate floors	Noted	
24	As per engineers technical note, we have allowed traditional masonry construction to all structures	Noted	
25	We have not allowed for M4(3) adaptations	2 M4(3) units on site, MA assess cost of adaptations at £20k	£ 20,000.00
26	We have not allowed for any lifts as none shown on drawing	Noted	
27	We have allowed PCC planks as per detail	Noted	
28	Facing brick and detailing	Noted	
29	We have allowed for aluminium windows and doors	Noted	
30	We have included a sprinkler system as a Provisional Sum as no sprinklers noted	Sprinklers are noted in MEP package. MA assess uplift of £50k	£ 50,000.00
31	We have allowed for General Needs Rent specification	Noted	
32	We have allowed for internal finals and fittings as per specification	Noted	
33	We have excluded any show home upgrades over and above standard specification	Noted	
34	We have included blinds to all windows and balcony doors	Noted	
35	We have assumed service POC for all utilities to be at site entrance	Site entrance' is ambiguous for these sites. Connection likely to be made on Tiverton Road - contractor to arrange works to minimise disruption.	
36	Sectional Agreements, Designs & Bonds (S278,S104 Etc.) - £10000	Noted	
37	Footpath and Road Closures - £10000	Noted, but likely to be free issue by the client	
38	Removal of existing unspecified tanks - As advised in Structural Report - £5000	Noted	
39	Allow to protect the adjacent properties from noise and dust - £5000	Noted	
40	Traffic Management - £10000	Noted	
41	New Services - £127500	Noted	
42	Diversions - £10000	Noted	
43	Drainage layout identifies 'Existing storm drainage to be repaired before reusing' (Runs into TWMH6203) - £5000	Noted	
44	S278 Works - £50000	Noted	
45	E/o Contaminated material - As Structural report - £10000	Noted	
46	No Sprinklers Noted - £30000	Noted	
47	VAT excluded	Noted	
48	BAPA agreements and fees excluded	Noted, likely not required.	
49	Party Wall Agreements, works and treatments excluded	Noted, likely not required.	
50	Section 106 contributions excluded	Noted, dictated by planning.	
51	Works outside the site boundary excluded	Will need to clarify if this includes satellite landscaping.	
52	Oversailing agreements excluded	Noted, likely not required.	
53	Regulatory changes excluded	Noted, likely not required.	
54	COVID-19 policy changes excluded	Noted	
55	Gas barrier or membranes excluded	Noted	
56	BREEAM costs and fees excluded	Noted	
57	Asbestos removal works excluded	Noted	
58	Licence fees for scaffolding, hoarding, footpath closures and the like excluded	Would these be issued FOC by LBHG?	£ 25,000.00
59	Services trace excluded	MA allow £2k for this	£ 2,000.00
60	Right of Light / Sunlight daylight requirements excluded	Noted	
61	CIL payments excluded	Noted	
62	Carbon offset payments excluded	Noted	
63	BIM & COBie (Construction Operations Building information exchange) excluded	Noted	
64	Unknown Requirements for Golden Thread excluded	Noted	
65	Geotechnical Desktop survey excluded	Noted	
66	Contamination remediation strategy excluded	Noted	
67	Validation testing and report excluded	Noted	
68	Archaeological survey and report excluded	Noted, dictated by planning.	
69	Section 38 Road Adoption excluded	Noted	
		MA Proposed Uplift for tender comparison	£ 132,000.00

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	Glenman Clarifications	MA Comments	MA Assumption on Financial Impact
1	The tender return checklist requests submission of a performance bond. Please note that a performance bond can only be executed by the contractor and its surety following contract award. As this is not applicable at tender stage, we have instead provided confirmation that, should we be appointed as the successful contractor, we will furnish a performance bond in full accordance with the Employer's Requirements (ERs).	Noted	
		MA Proposed Uplift for tender comparison	£ -

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Tender Scoring Analysis

		AJC	MYC	MCS	MPB	BCL	GC
Price							
(a)	Price	£6,732,469	£7,708,789	£7,737,337	£7,886,999	£8,366,275	£9,315,366
(b)	Price Score (% of lowest price)	100.00	85.50	85.07	82.85	75.73	61.64
(c)	Price Weighting	70	70	70	70	70	70
(d)	Weighted Price Score (b) * (c)	70.00	59.85	59.55	58.00	53.01	43.14
(i)	Overall Ranking	1	2	3	4	5	6

Notes

Line (a) The total price of the bid for comparison purposes, exclusive of any value engineering

Line (b) The lowest priced bid receives 100%, other bidders receive a percentage score based on the formula: ((Lowest price minus higher price) divided by lowest price) multiplied by 100 plus 100

Line (c) The percentage weighting allowance for price

Line (d) Weighted price score Line (b) x Line (c)