

DURHAM AMATEUR ROWING CLUB

NEW CLUB HOUSE PROVISION

REPORT ON COMPETITIVE TENDERS

SCHEME

The works comprise the demolition of the existing club house facilities, the construction of a new club house and an extension to the existing boat store.

NAMES OF THE PARTIES

Employer	Durham Amateur Rowing Club City Boat House Green Lane Old Elvet Durham DH1 3JU
Architect	Jane Darbyshire and David Kendall Limited Millmount Ponteland Road Newcastle upon Tyne NE5 3AL
Planning Supervisor	Hall & Partners (Special Projects) Limited Freeman House 410-410 West Road Newcastle upon Tyne NE5 2ER
Quantity Surveyor	Hall & Partners (Special Projects) Limited Freeman House 410-410 West Road Newcastle upon Tyne NE5 2ER
Structural Engineer	BDN Limited The Rivergreen Centre Aykley Heads Durham DH1 5TS
Services Engineer	Straughair Consulting Limited Derwentside Business Centre Consett Business Park Consett DH8 6BP

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FINANCIAL PROVISION

Cost Study Nr 1 Rev A dated 31 July 2005 gave the estimate for the scheme as £855,878.00 excluding Value Added Tax.

The estimate was updated on to allow for five areas of additional cost, these were:

1. Revision to double doors, to provide 1000 clear opening £1,800.00
2. Revisions to entrance doors and store arrangement £750.00
3. Cleaner's sink to cleaner's cupboard £400.00
4. Ambulant cubicles in Female and Male WC £800.00
5. First Aid sink/ drainer/ cupboard unit in office in lieu of store £500.00
6. Entrance to changing areas revised, cubicles in showers, disabled shower areas added £9,000.00
7. Additional lockers added 32 No. £3,200.00
8. Additional glazed screen £400.00

The estimate figure was revised to £922,251.00

The tender document included for four areas of additional cost. These were:

1. Inclusion of a provisional sum for Insurances £5,000.00
2. Inclusion of a provisional sum for new LPG tanks £2,500.00
3. Inclusion of provisional sum for flood warning sensor £750.00
4. Inclusion of provisional sum for existing male changing room £2,000.00

Taking the above into account and by pricing the tender document our pretender estimate for the development was £981,200.00 excluding Value Added Tax.

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TENDER INFORMATION

Competitive tenders for the scheme were invited from:

Able Construction Limited
Park Works
Sunderland Road
Felling
Gateshead
NE10 9LR

Dorin Limited
Hadrian House
Beaminster Way East
Newcastle upon Tyne
NE3 2ER

Holly Group Limited
Wellington Road
Dunston
Tyne and Wear
NE11 9TD

Interserv Limited
North East Regional Office
Ross Road
Stockton on Tees
TS18 2NN

Lumsden and Carrol Limited
ESH House
Bowburn Industrial Estate
Bowburn
County Durham
DH6 5PF

Newton Moor Construction Limited
Kingfisher House
St John's House
Meadowfield
County Durham
DH7 8TZ

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Tenders were issued to the above contractors on 18 August 2006 with the tender return date of 15 September 2006

During the tender period the following amendment letters were issued:

- 30 August 2006 Tender Amendment 1
- 01 September 2006 Tender Amendment 2
- 06 September 2006 Tender Amendment 3
- 11 September 2006 Tender Amendment 4

Tenders were returned by the tendering contractors by 12:00pm on 15 September 2006.

The following tenders were received:-

Scheme as drawn based on 26 week programme

Tenderer	Amount £	Index
1. Dorin Limited	960,882.00	100
2. Holly Construction Limited	1,012,344.00	105.36
3. Interserv Limited	1,021,457.00	106.30
4. Newton Moor Consstruction Limited	1,055,390.00	109.84
5. Lumsden and Carrol Limited	1,071,277.00	111.49
6. Able Construction Limited	1,129,057.00	117.50

The tendering contractors were given the option of pricing their own programme. All the tendering contractors submitted a price on the basis of a 26 week programme.

All the above sums are exclusive of Value Added Tax

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QUANTITY SURVEYOR'S REPORT

General

Following discussion with Durham Amateur Rowing Club it was agreed that the lowest tenders would be subject to further consideration.

Arithmetical Check

An arithmetical check of the tender from identified a minor error.

In accordance with Practice Note 6 – Alternative 2 Dorin Limited were made aware of the errors and they have confirmed that they will “stand by” their submitted price.

Analysis of Tenders

A comparison of the tenders is outlined below:

<i>Element</i>	<i>Pre-Tender Estimate</i>	<i>Dorin Limited</i>
Demolition	17,000.00	15,242.00
Substructure	71,885.00	58,205.00
Frame	59,685.00	50,236.00
Roof	57,975.00	40,553.00
External Walls	63,705.00	47,948.00
Windows and External Doors	24,512.00	27,840.00
Internal Walls and Partitions	43,050.00	25,935.00
Internal Doors	34,800.00	33,201.00
Wall Finishes	26,504.00	25,159.00
Floor Finishes	39,533.00	39,103.00
Ceiling Finishes	12,210.00	8,972.00
Fittings	45,425.00	41,908.00
Sanitary Fittings	10,600.00	7,687.00
Internal Drainage	4,000.00	3,669.00
Mechanical Installations	67,949.00	93,551.00
Electrical Installations	67,400.00	84,424.00
Builders Work in Connection With Services	22,000.00	8,417.00
Siteworks	45,010.00	34,732.00
Drainage	39,500.00	29,842.00
External Services	25,000.00	25,000.00
Minor Building Works	88,457.00	114,444.00
Preliminaries	100,000.00	129,814.00
Contingencies	15,000.00	15,000.00
<i>Tendered Sum</i>	<u>981,200.00</u>	<u>960,882.00</u>

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Technical Check

Analysis of the cost information provided by the tenderer reveals that the project was priced in a consistent and competitive manner and the cost information was capable of being compared favourably with the Hall & Partners (Special Projects) Limited pretender estimate.

Pricing

The priced tender returned is below the pretender estimate prepared by Hall & Partners (Special Projects) Limited. Generally the level of pricing reflects the current nature of the construction market.

Consideration of the submitted document indicates that it has been priced in a consistent manner and is regarded as a suitable document for the preparation of interim valuations.

The level of pricing reflects competitive tenders for work of this nature and represents good value for money.

Report on Tender Submitted by Dorin Limited

The tender submitted by Dorin Limited was subject to further consideration. The following should be noted:

- Tender amendments 1, 2, 3 and 4 have been included within submitted tender.
- We are not aware of any qualifications or clarifications outstanding on the submitted tender.
- All items in the Bills of Quantities have been priced or indicated as being included elsewhere.

Actions Following Receipt of Tender

After receipt of the priced tender document and following discussion with the Employer and Design team a cost reduction exercise was undertaken to reduce the tender sum in line with the Client's budget.

The process undertaken involved the Employer, the Architect, the Mechanical and Electrical Engineer, the Tendering Contractor and the Quantity Surveyor. The result of the reduction exercise is detailed in Appendix A.

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Insurances

Under clause 6.4.1.2 of the Contract the Contractor is required to take out insurance against injury to persons or property. The level of cover required being £2,000,000.00.

Under clause 6.7 of the Contract the Employer is required to take out a joint names policy for the insurance of the existing structure and the works.

Tender Acceptance

The tenders submitted remain open for acceptance for a period of 13 weeks from the date of submission or lodgement of tenders. This period expires on 15 December.

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SUMMARY

Following our evaluation of the tender we confirm that the tender submitted by Dorin Limited in the sum of £837,260.54 is considered to be suitable for acceptance.

Our recommendation is that Dorin Limited be requested to enter into a building contract with Durham Amateur Rowing Club based on the JCT Intermediate Building Contract 2005 Edition on a Fixed Price basis for a contract period of 26 working weeks.

Signature

Hall & Partners (Special Projects) Limited

Freeman House
410 – 420 West Road
Newcastle upon Tyne
NE5 2ER

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REPORT ON COMPETITIVE TENDERS

APPENDIX A

DURHAM AMATEUR ROWING CLUB

PROVISION OF NEW CLUB HOUSE

FINANCIAL DETAILS

SUMMARY

	<i>OMISSIONS</i> £	<i>ADDITIONS</i> £	£
SUBMITTED TENDER			960,882.00
ADJUSTMENT TO PROVISIONAL SUMS	74,920.00	31,000.00	(43,920.00)
ADJUSTMENTS TO SUBMITTED TENDER	130,566.73	50,865.27	(79,701.46)
PROPOSED CONTRACT SUM		TOTAL	£ 837,260.54

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PROVISION OF NEW CLUB HOUSE

ADJUSTMENT TO PROVISIONAL SUMS

	<i>OMISSIONS</i>	<i>ADDITIONS</i>
	£	£
1. Statutory Undertakers (Reduced at Client request)	25,000.00	5,000.00
2. LPG Storage Tanks	2,500.00	500.00
3. Works to Existing Oil Tanks	1,500.00	0.00
4. Flood Warning Sensor	750.00	0.00
5. Stripping Out Existing Male Changing	2,000.00	2,000.00
6. Shelving	500.00	0.00
7. Cellar Fittings	250.00	0.00
8. Notice Boards (provided by Client)	1,000.00	0.00
9. Internal and External Signage (provided by Client)	2,000.00	0.00
10. Fitness Equipment	2,500.00	0.00
11. Fixtures Fittings and Equipment	2,000.00	0.00
12. Gates	2,000.00	2,000.00
13. Repairs to Retained Structures	2,000.00	0.00
14. Landscaping	500.00	0.00
15. Insurances	5,000.00	0.00
16. Ducting to Sewage Treatment Equipment	500.00	500.00
17. Overtime	200.00	0.00
18. Contingencies	15,000.00	15,000.00
19. Handrails to External Walls	500.00	500.00
20. Dayworks	1,220.00	0.00
21. Mechanical - Contingency	2,000.00	1,000.00
22. Mechanical - Building Log Book	500.00	0.00
23. Mechanical - Duct Attenuators	500.00	500.00
24. Electrical - Contingency	2,000.00	1,000.00
25. Electrical - Underground External Lighting Cables	1,500.00	1,500.00
26. Electrical - Additional Fire Alarm Sounders	500.00	500.00
27. Electrical - Cellar Suppliers	500.00	500.00
28. Electrical - Window Actuators	500.00	500.00
ADJUSTMENT TO PROVISIONAL SUMS	£ 74,920.00	31,000.00

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ADJUSTMENTS TO SUBMITTED TENDER

		<i>OMISSIONS</i> £	<i>ADDITIONS</i> £
1.	Revise roof finish (Specification awaiting comment from Architect)	3,234.00	0.00
2.	Omit curtain walling and add masonry wall (Client request to retain item)	0.00	0.00
3.	Paint grade internal doors (Client request for Beech Veneer to D9, D10, D11, D19, D20, D22, D23)	1,900.00	1,430.00
4.	Omit internal screens and add blockwork (Client request for glazed door and 2 Nr internal windows)	6,522.00	1,140.00
5.	Omit sliding screen add blockwork (Client request to retain item)	0.00	0.00
6.	Review extent of drylining	9,856.00	1,741.00
7.	Alternative supplier of timber floor	0.00	0.00
8.	Omit ceiling to learning area	1,179.00	0.00
9.	Omit fire extinguishers	425.00	0.00
10.	Omit mirrors to fitness room (to be provided by Client)	1,426.03	0.00
11.	Omit vanity units	2,600.00	0.00
12.	Reduce Doc M showers to 3	1,503.00	0.00
13.	Omit Lockers (to be provided by "Playing for Success")	3,706.88	0.00
14.	Omit data wiring to IT room	358.00	0.00
15.	Omit intruder alarm to boat store	0.00	0.00
16.	Omit supplies to mag locks in boat store (8 No)	0.00	0.00
17.	Omit 3 No twin sockets from boat store	0.00	0.00
18.	Omit 3 No twin sockets from maintenance store	60.00	0.00
19.	Omit skirting trunking and 4 No twin sockets to fitness room	80.00	0.00
Carried forward		32,849.91	4,311.00

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PROVISION OF NEW CLUB HOUSE

ADJUSTMENTS TO SUBMITTED TENDER

	Brought forward	32,849.91	4,311.00
20.	Retain existing lighting installation to boatstore	0.00	0.00
21.	Change black enamel conduit to white PVC	0.00	0.00
22.	Change to Type J fittings to Thorn Tuba	1,835.00	0.00
23.	Omit 3 No type N fittings	204.00	0.00
24.	Omit 2 No Qunita Q85 boilers, cascade header kit	675.00	0.00
25.	Add 1 No Remeha Gas 210-5 LPG Boiler		
26.	Omit heat recovery ventilation units to office/ meeting room and bar.	900.00	0.00
27.	Add Wall fan and wall mounted controller.		
28.	Omit wall mounted supply/extract unit to locker room		
29.	Add Vent Axia or equivalent with wall mounted controller		
30.	Omit comfort cooling unit to IT room (Client request to retain item)	2,392.00	0.00
31.	Omit kitchen canopy	752.00	0.00
32.	Reduced trenching for services	458.00	0.00
33.	Sewerage Treatment Plant	931.68	19,090.15
34.	Alternative Sewerage Treatment Plant (Specification awaiting comment by Engineer)	2,134.00	0.00
35.	Omit painting to walls and ceilings	2,509.76	400.00
36.	Omit blockwork wall and doors D39, D38, D37	923.00	300.00
37.	Omit Bill Nr 4 Works to the Boat Store	84,002.38	0.00
38.	Add substructure works to Boat Store	0.00	26,764.12
ADJUSTMENTS TO SUBMITTED TENDER		£ 130,566.73	50,865.27