
EXAMINING TENDERS AND REPORTING – TENDER REPORT - WORKS

Project Title: **DOMESTIC PERIODIC ELECTRICAL TESTING PROGRAMME**

Ref: **07-17-19-1-1003**

1. **Tenders Received (PR-81)**

The time and date for receipt of tenders was 12 noon Friday 20th July 2018.

Tenders have been received as follows (lowest stated first):-

	Contractor	Tender £
1	West Yorkshire Gas Solutions Ltd	£ 371,800.00
	Mears Ltd	-
	Burngreave Building Company Ltd	-

The scheme was tendered through the EN Procurement Framework, under lot 3 of the Heating, Electrical and Roofing Framework. An expression of interest was sent out to all the contractors in the lot by the framework manager, from which four contractors expressed an interest. One of the contractors which expressed an interest was Denton Nickels UK Ltd who failed based on the lack of financial information due to them being a new company. This reduced the tender list to three contractors.

Following the single tender return we contacted Mears Ltd and Burngreave Building Company Ltd through the framework manager, to establish why they hadn't submitted a tender. Mears Ltd stated they weren't now interested in tendering for the work, however they were willing to discuss the work directly with Berneslai homes should they want to. Burngreave Building Company Ltd said they were too busy to submit a tender at that time, if they were to give them more time they may have been able to fit this in. The contractor had plenty of opportunity through the tender period to request an extension to the tender period but did not, so we do not think this is a valid reason.

While only one tender return was received, it was tendered competitively, and West Yorkshire Gas Solutions Ltd did not know that the other contractors would not submit costs for the work.

It must be noted that this is an estimated cost for the programme of works. Under the terms of the JCT Measured Term Contract no work is guaranteed to the contractor. The above figure is derived from the anticipated programme of 2,500 properties at £148.72 per property.

The priced specification has been reviewed for West Yorkshire Gas Solutions Ltd and is reported upon below.

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2. Arithmetical Check (PR-86)

An arithmetical check found no errors.

3. Technical Check (PR-87)

A Technical check has been carried out and the following observed.

3.1 Pricing

Pricing of the Tender Specification document has been completed in accordance with the tendering instructions. West Yorkshire Gas Solutions Ltd have generally satisfied the requirement to price all individual items. Items priced as 'included' have been clarified.

The total cost of works to Domestic Periodic Electrical Testing Programme (incl Prelims and Contingency Sums) is £371,800.00 comprising of:

- Scope of Works: £371,800.00

The build up for the estimated rate is below;

-	Inspection and Testing	£95.00
-	Account Manager	£10.00
-	Administration	£20.00
-	Overheads and Profit (10%)	£12.50
-	Framework Fee (4%)	£5.50
-	Total	<u>£143.00</u>

The £95 rate for the test is taken from PRIP subcontractor rates. On top of this the management costs of operating this as a separate workstream have been added. It is anticipated the arrangement for access to the properties will be a time consuming task which the contractor needs to cover within their rate.

As such the rate of 148.72 is deemed to be value for money as it is within 4% of the estimated rate for the test.

3.2 Preliminaries and General Conditions

Due to the nature of the works the prelims costs have been incorporated within the rate for the test. The only prelims anticipated on the scheme will be the management and admin functions which will be undertaken from West Yorkshire Gas Solutions Ltd office.

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3.3 Contingencies

As the scheme has been tendered on the JCT Measured Term Contract contingencies are not applicable.

3.4 Tender Review

A meeting was held Thursday 2nd August 2018 with West Yorkshire Gas Solutions Ltd to review their tender submission. David Jennings (Director at West Yorkshire Gas Solutions Ltd), Robert Truelove (Berneslai Homes) and Daniel Nightingale (NPS) were in attendance. West Yorkshire Gas Solutions confirmed that they would be able to carry out between 100-125 surveys per week, this would enable Berneslai Homes to carry out the full programme for this year in the time remaining up to the end of March 2019. West Yorkshire Gas Solutions Ltd would have 4 to 5 electricians dedicated to this work stream with each carrying out 4 to 5 surveys a day, depending on location. Additional resources can be brought in, using sub-contractors, should that be required.

West Yorkshire Gas Solutions Ltd have experience in carrying out this same work for other clients, having previously been appointed by Accent Housing. They are no longer undertaking the work for them, however they did demonstrate an in depth understanding of the issues working within occupied residences and managing and monitoring the work stream as a whole to achieve the client's targets.

3.5 Contractors Insurances and Bond details

Due to the nature of the works and the JCT Measure Term Contract, this is not applicable.

3.6 Compliance with requirements of tender documentation (other than Health & Safety)

The Tendering requirements have been fully complied with.

Tender Amendment 1 has been incorporated into the tender submission. Due to the nature of the project there will be no performance bond required as there will be no contract sum.

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4. Client/CDM Health and Safety Advisor evaluation of Competence and Provision for Health and Safety

The project is not-notifiable for CDM purposes. West Yorkshire Gas Solutions Ltd currently meets the minimum registration requirements for competency as a Principal Contractor for this project and they have provided evidence of their SSIP accreditation. Project specific method statements and risk assessments will be requested upon appointment of the contractor.

5. Conclusion

The tender submitted by West Yorkshire Gas Solutions Ltd is in the sum of £371,800.00 which is £14,300.00 over the estimate of £357,500.00. It must be noted that under the terms of the contract no work is guaranteed to West Yorkshire Gas Solutions Ltd.


While only one tender was returned, the tender received was still obtained through competition and was within 4% of the estimated cost. The tender submitted by West Yorkshire Gas Solutions Ltd is deemed value for money.

It is recommended that, if the lowest tender is accepted, such appointment should be subject to submission of satisfactory construction phase health and safety plans and RAMS.

Subject to the client obtaining appropriate approval to the appointment/funding, the tender submitted by West Yorkshire Gas Solutions Ltd is recommended for acceptance.

A works and fees report will be issued separately to confirm the total capital expenditure (works and professional fees) required for this scheme.

Signed: ..... Project Quantity Surveyor Date: 17.08.18.....

Authorised for issue: ..... For and on behalf of Date: 17.08.2018.....
NPS Group
Karen Temple Managing Director