

TENDER ANALYSIS - TOWN HALL BELL TOWER

Item		Lewin Builders	Paul McBride Building Contractors	Downs Property Care	Kingsbury Home Improvements Ltd.	Comment
1.0	PRELIMS		£1,971.00			
2.0	PREPARATION					
2.1	On this contract with reference to Clause 1.22 2.5% of the final contract sum will not be retained during the Rectification Period.					
2.2	The contractor shall take a series of photographs of the property and all areas which may be affected by the works using a digital camera (not a mobile telephone) and shall provide a copy of these photographs to the Contract Administrator on CD or DVD prior to the works commencing on site.					
2.3	The contractor is to protect all internal and external floor and wall finishes to all areas of the property which will be affected by the works and to make good any damaged or disturbed areas on completion.					
2.4	The contractor must provide digital progress photographs, suitably annotated, of the works showing key stages of the remedial repairs and redecorations to the Contractor Administrator on CD or DVD or by email at regular intervals. Any areas of the works not photographed during the works to identify key stages of the repairs, e.g. installation of bed joint reinforcement, may be considered to have not been carried out and will therefore not be paid without the contractor proving the works have been undertaken by opening up at his own expense.	£4,000.00				
2.5	The contractor is to provide all necessary temporary access scaffolding, hoists, etc., as may be necessary to safely undertaken the works. Where necessary the contractor is to liaise with neighbours regarding access for erection of and positioning of any scaffolding.			£300.00		
2.6	If the contractor wishes to remove debris from site by skip he shall liaise with the Contract Administrator regarding positioning of the skips. The contractor is to obtain and pay for all necessary licences etc. should the skips need to be positioned on the public highway.					
3.0	THE WORKS					
3.1	Allow to provide all necessary temporary access scaffolding, hoists, etc., as may be necessary to safely undertaken the works, assuming existing scaffolding is no longer present. Where necessary, the contractor is to liaise with neighbours regarding access for erection of and positioning of any scaffolding, and the contractor will need to include costs for any road/pavement permits/closure during erection/dismantling. Provisional Sum.	£3,500.00	£2,400.00	£3,600.00	£17,350.00	
3.2	Carefully remove the fixing bracket and ringer mechanism for the bell and store the bell and ringer mechanism in a safe location (within the Town Hall building) - to be agreed.	£400.00	£575.00	£500.00		
3.3	Allow to replace the bell's rusted fixing bracket (Figure 7 of Appendix A), with four through bolts. Bracket to be fabricated like-for-like. Fabrication drawings to be reviewed by Contract Administrator before order. Fixing bracket to be hot dip galvanised to 140µm in accordance with BS EN ISO 1461 and 14713. All new bolts and washers also to be galvanised.	£780.00	£1,250.00	£1,900.00		

3.4	Carefully remove two oak beams (Figure 4 of Appendix A) on the east elevation of the bell tower and replace like for like. Measured as 2No. 65mm x 95mm (final measurement to be confirmed prior to ordering) oak beams, with pegged tenon joint into oak frame.	£2,920.00	£1,650.00	
3.5	Carefully lift the bell tower structure, only as required, and install oak 'filler' wedge sections to the bases of the frame at the east end to level out the bell tower structure. It is assumed that there may be vertical oak pegs in the centre of the bases to fix it to the internal support structure (to be confirmed on site).	£450.00	£975.00	
3.6	Allow for cutting the lead flashing around the bases to allow for the above item (3.5) and allow for any repairs thereafter to the lead flashing around the bases/surface repairs (Figure 6 of Appendix A).	£400.00	£890.00	£550.00
3.7	Allow to replace 10No. oak pegs were missing or damaged, and ensure displaced pegs are secured (Figure 5 of Appendix A). To be remeasured.	£270.00	£650.00	
3.8	Replace two secondary oak framing members within the loft space, which are for the support structure of the bell tower, like for like. (Figure 8 and 9 of Appendix A).	£2,600.00	£1,950.00	

3.9	Allow for strapping of the central external oak beam (which holds the bell) to the perpendicular support beams in order to prevent rotational movement of the central beam. Provisional sum. Final detail to be agreed with Contract Administrator.	£800.00	£450.00			
3.10	Re-fit the new fixing bracket, bell and bell ringer to the central oak beam.	£600.00	£350.00	£9,700.00		
	Ensure all elements are re-installed similar to existing and in full tested working condition.					
4.0	CONTINGENCIES					
4.1	Allow £2,000 for contingency items, only to be expended with the express permission of the Contract Administrator.	£2,000.00	£2,000.00	£2,000.00	£2,000.00	
	SUB-TOTAL	£18,720.00	£15,111.00	£18,550.00	£19,350.00	
	VAT@20%	£3,744.00	£3,022.20	£3,710.00	£3,870.00	
	TOTAL TO BE PAID	£22,464.00	£18,133.20	£22,260.00	£23,220.00	