

Appointment of Main Contractor for the Refurbishment of the Roof and Creation of a One Bedroom Flat

at

St Brelade's Parish Hall
La Neuve Route
St Brelade
Jersey

24 April 2024

COMMERCIAL - PROTECT

1. Executive Summary

1.1. Following the tender review it is recommended that the Parish:

1.2. *APPOINT* Acer Bespoke Limited (the Preferred Contractor) to carry out the construction works, having submitted a GST-exclusive Contract Sum of £ 713,704.76 inclusive of a £35,000 contingency sum.

1.3. The Tenders received were as follows:

- £713,704.76 (incl. £35,000 contingency)
- £728,676.63 (incl. £35,000 contingency)
- £805,209.31 (incl. £35,000 contingency)
- £999,385.12 (incl. £35,000 contingency)

1.4. The following costs are included in the tender:

- Reroofing of the Parish Hall £377,753.66
- Creation of the Flat £189,734.40
- Upgrading of building £111,216.70

1.5. Expected rental of £1,250.00 per month (with RPI uplift) will enable the cost of the Flat to be reimbursed within 20 years.

1.6. Upgrading of the existing building included electric and plumbing installations to the existing flats, new utility supplies, fire regulation upgrades throughout and remedial works. External decoration has not been included.

1.7. **Additional breakdowns as follows:**

- **Roof only works (including scaffold) £355,753.66**
- **Roof including dormers £377,753.66**
- **Roof, dormers and stairs £379,500.00**
- **Scaffold £80,000.00**
- **Creation of flat incl. fit out £189,734.4**
- **Plumbing (complete works) £68,359.40**

- **Electrics (complete works) £30,448.50**
- **NB – Most of the plumbing and electrical costs relate to the flat and are included in this cost**
- **Payback detail is based on an initial rental of £1,250.00 per month, index linked, would expect costs for the flat to be paid back circa 20 years (this is an estimate and will depend on whether the sum is borrowed and on what terms).**

2. The Works

2.1. *Scope of the Works*

The procurement of a main contractor has commenced with the issue of tender documents which contained the relevant drawings and specifications. The scope of the project consists of:

1. **Demolition:** minor demolitions within the existing building.
2. **Construction:** refurbishment of the existing roof including the formation of a new one bedroom flat with this roof space and construction of a new stair access to the upper floors. Upgrading of the existing electrical and plumbing installations are also included in the proposed works. An additional requirement was the fire upgrading of the basement, ground and first floors to the Assembly Room wing to meet Fire Certificate Requirements.

2.2. *Notes*

- 2.2.1. The Invitation to Tender was conducted in a competitive and transparent manner. All Tenderers have participated in the Procurement on the same basis. All Tenders received have been submitted based on the same information and circumstances.
- 2.2.2. Having analysed the Tenders received, and interrogated the responses made by the Tenderers, the following conclusions are noted:
- 2.2.3. Acer Bespoke Limited proposed a construction period of 28 weeks.
- 2.2.4. Based on the submission and adherence to the Tender instructions, HLG believe that Acer Bespoke Limited should carry out the works for the tendered sum.

- 2.2.5. The lowest two tender sums are in line with the original budget construction cost provided previously by HLG. An initial budget estimate produced by HLG in June 2023 calculated the sum for the works would be £618,206.00. However, following further development of the scheme and the upgrading of the existing building, including extra works to achieve Fire Certificate standards, HLG budgeted a sum of £754,623 exclusive of GST. The external decoration of the Parish Hall is not included in the tender and is subject to a separate budget.
- 2.2.6. Some of the Tenderers voiced concerns about the absence of a scaffold canopy during the works. One contractor stated that they would not take responsibility for any damage caused by inclement weather during the works. Acer Bespoke Limited have allowed a sum for scaffolding and have not included any caveats in relation to the roof works in this regard.

Cost of a canopy would be circa £275,000.00, this was provided by a scaffolding company and referred to by one of the contractors.