

# Tender Update

## Appointment of Main Contractor for the Proposed Toilet Refurbishment Works and drainage

at

**Elephant Park**

**La Petite Route Des Mielles**

**St Brelade**

**Jersey**

19<sup>th</sup> March 2026

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## 1. Executive Summary

### 1.1. *About this document*

- 1.1.1. This Report sets out the tendering and evaluation activities undertaken, and the recommendation (subsequently arising from the activities) that is made by HLG to the Employer in respect of the appointment of a contractor (the **Contractor**) that shall deliver the proposed works at the Elephant Park (the **Works**).

### 1.2. *Recommendation*

- 1.2.1. Based on that contained in the Report, IT IS PROPOSED that the Employer should, based on the tender submitted, progress the delivery of the Works and:
- 1.2.2. *APPOINT* CA Mauger Ltd (the Preferred Contractor) to carry out the construction works, having submitted a GST-exclusive tender for the drainage works (including Pisces Gym) totalling £43,939.68 and the refurbishment of the toilets for the sum of £248,435.94

## 2. Introduction

### 2.1. *About the Project*

- 2.1.1. It is proposed to initially carry out the drainage works to provide a new connection to the sewer, this has been approved by the Parish Assembly. Phase 2 is to refurbish the existing toilet building at the Elephant Park to upgrade and provide improved facilities for all users.
- 2.1.2. Planning permission and Byelaws for the Works have been secured.

## 3. The Works

### 3.1. *Scope of the Works*

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

1. **Mobilisation:** on acceptance of the contract.
2. **Demolition:** minor demolitions within the existing building.
3. **Construction:** refurbishment of the existing building including disabled facilities for users
4. **Completion and handover.**

## 4. Schedule of Works

Tender Comparison from 2023 to 2025				
Item	2023	2025	Comments	
Preliminaries	£ 55,839.00	£ 44,838.00	Reduction of Preliminaries	
Demolitions	£ 24,022.00	£ 30,641.28		
Groundworks	£ 5,101.00	£ 5,317.00		
Masonry	£ 6,341.00	£ 4,871.62	Reduced	
Carcassing	£ 3,533.00	£ -	Roof works omitted	
Roofing	£ 16,116.00	£ 16,116.00		
Joinery	£ 30,846.00	£ 25,848.06	Joinery reduced	
Surface finishes	£ 35,317.00	£ 25,994.53	Decorative finishes reduced	
Disposal systems	£ 2,293.00	£ -	Omitted	
Mechanical & Electrical	£ 48,628.00	£ 32,250.00	M&E reduced	
Drainage	£ 42,146.00		Drainage separate	
Storage shed base	£ 2,362.00	£ 2,462.73		
External works	£ 60,174.00	£ 4,429.28	External works reduced	
Sanitary ware	£ 28,098.00	£ 8,062.50	Facilities reduced	
Changing facility	£ 10,514.00	£ -	Omitted	
BWIC	£ 4,249.00	£ 4,270.48		
Windows & doors	£ 33,169.00	£ 22,615.31	Quantity reduced	
Air extract unit	£ 5,375.00	£ -	Omitted	
Provisional sums	£ 23,839.00	£ 17,974.00	Reduced	
Insurances	£ 2,745.00	£ 2,745.00		
<b>TOTAL</b>	<b>£440,707.00</b>	<b>£248,435.79</b>		

## 5. Conclusions

### 5.1. Conclusions

- 5.1.1. The drainage has been approved and scheduled for commencement initially
- 5.1.2. The scope of works has been reduced to provide a less expensive option for the Parish, whilst ensuring that the facilities are able to provide for the public
- 5.1.3. Based on the submission and adherence to the Tender instructions provided together with our experience of working with CAM, HLG are confident that they should carry out the works for the tendered sum.

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