

18<sup>th</sup> February, 2021

Strata Plan 31451

By e-mail: [edward@elk-world.com](mailto:edward@elk-world.com)

## **Evaluation of Tenders for Remedial Works At 42 Victoria Parade, Manly Job N° 201147**

This letter contains the evaluation of tenders received to complete remedial works at the above property. The tenders have been evaluated by our Mr David Hunter BE. We can confirm that we are independent of all tenderers involved in the invitation to tender.

The following is an evaluation and does not include exact figures of the final project cost. Where tenderers have elected to not provide figures, a logical figure has been used based on other tenderers but does not disadvantage those tenderers.

We have also included additional information supplied by the tenderers and their opinions on additional items required to the scope.

### **A. Summary**

We have issued a scope of works document to four (4) remedial builders. Three tenderers supplied an itemised pricing based on the scope table supplied to them. We have included the received table or equivalent as appendix to this evaluation. Please note that the figures shall not be taken as final fixed fees but as a comparative analysis of the prices between tenders. The selected contractor for the project will be involved in a negotiation of the contract value of the works.

### **B. Tenderers**

We sent out the “Remedial Works Specification” and our drawings (NBCE Ref: 190924) to five (5) remedial builders. The builders were selected based on the quality of their previous works, the suitability to the project and their interest to tender.

The builders in no particular order were:

- Fluid Building Services (FB)
- Rod Finlayson Remedial (RF)
- Max Build (MB)
- Preservation Technologies (PT) – failed to submit

## C. Assessment

Assessment of the tenders was completed. Due to the nature of the project, fixed fee for the whole project cannot be achieved. To accurately compare the quotations, we have set a minimum and maximum quantities for the variable items for which all tenderers provided a price. We have also provided an estimated final project cost based on the variable item values below. For additional options that have been proposed by individual builders refer to section F.

## D. Variation Range

All items have been separated into the following categories:

Fixed mandatory items (included in every column below)

Rate items (as provisional sums)

Optional fixed items

Please see the table below for the lower and upper ranges of rate items and options

Item	Minimum	Maximum	Estimated
Spalling repair	None	750L	200L
Painting	Listed items only	All painted surfaces	All painted surfaces

## E. Results

Based on the analysis above, please find the following contractor pricing. All prices include GST.

Contractor	Minimum Cost	Maximum Cost	Estimated Cost
FB	\$ 317,373.10	\$ 445,261.30	\$ 422,161.30
RF	\$ 257,533.00	\$ 392,513.00	\$ 361,513.00
MB	\$ 391,160.00	\$ 530,920.50	\$ 494,620.50

 Lowest Priced Tender

Please note that prices above includes Unit 3 Terrace Screening for FB and MB as a \$20,509.50 (\$18,645.00 x 1.1) as only RF provided a price for this item.



## F. Tenderers Additional

As part of the tender process, we encourage the tenderers to provide any notes or assumptions. Please see attached submissions for these details. Additional costs or variations are listed below:

- RF provided the brass handrail for the boundary wall as a provisional sum amount.
- RF item 11 is missing a price which is \$ 7,040 incl. GST

## G. Recommendation

Based on the information provided, we would recommend that the owners consider appointing Rod Finlayson Remedial due to their price and attention to detail.

Despite our recommendation, we believe that any of the three tenderers will provide quality workmanship and all have the relevant experience in other projects. Before making any decision, the owners are encouraged to read through the submissions.

Please contact the undersigned with any questions relating to the contents of this report.

Yours faithfully

**NORTHERN BEACHES CONSULTING ENGINEERS P/L**

**David Hunter**  
BEng MIEAust CPEng NER

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Appendix A: Tender Submissions