

Scrutiny

The risk allowance of 2.5% is reasonable for a scheme of this size. We would expect this to be between 2% and 5%

- *The value of provisional sums is low, which is good, however, there is an undefined provisional sum for “works to electrical intake” which is a risk to be aware of.*
- *The prelims % of 17% is also reasonable. We would expect this to be between 15%-20%.*
- *As noted in section 4.0 of the tender report, it is difficult to benchmark refurbishment schemes as they are all unique.*
- *Appendix A – If you want to query some of the detailed information, I would ask for an explanation on the following two items, as costs significantly exceeded the budget.*
 - *Internal door sets*
 - *Suspended ceilings*
- Package 190 Internal door sets – If you refer to the attached document marked “Carpentry” you will see that the total for internal door sets on the CSA, include much more than just door sets and is in fact the full carpentry package inclusive of skirtings, architraves, door sets, ironmongery, tea points, roof perimeter upstand, storage lockers, corner guards, coat hooks and mirrors. This should explain why the cost for internal door sets appears high. It would have been more informative to have called the package a generic carpentry package.
- Package 300 Suspended Ceilings - – If you refer to the attached document marked “Suspended Ceilings” The Rockfon ceiling (Item 1) is a proprietary wipe down special ceiling for restaurant and food prep areas and is normally more expensive. Items 5&6 appear expensive because they are double layered ceilings comprising a base ceiling providing fire/acoustic protection to the structure and a second ceiling hung below it to provide an aesthetic finish. The rates per m2 are therefore almost double that of a single layer suspended ceiling but that should be expected. Item 16, is a special detail at the head of all partitions that abut the underside of the existing retained and exposed concrete waffle slabs so as to provide a fire proof seal. This is an unusual detail that is specific to this project to deal with the exposed concrete waffle slab soffit.