

GRAYSHOTT VILLAGE HALL – NEW BOILER PROJECT**TENDER REPORT FROM CONSULTANT ENGINEER**

From: Mark Pragnell <mark@mccarthybainbridgeld.co.uk>

Sent: 11 November 2025 16:33

To: stephen@grayshottvillagehall.co.uk

Cc: 'Barbie McSean' <barbie@grayshottvillagehall.co.uk>; hb8600@hotmail.com

Subject: RE: Proposed boiler plant replacement - Grayshott Village Hall

Afternoon Stephen

I have now reviewed the tender returns received from the following contractors and kindly see the itemised summary below:

- **ISSL** (Industrial Site Solutions Ltd)
- **GMS** (Gardner Mechanical Services)
- **Wessex M&E**

Tender Sums

The returned tender sums are as follows (all figures net of VAT):-

- **ISSL:** £75,590.00
- **GMS:** £80,518.80
- **Wessex M&E:** £94,292.35

NB: All sums include the £8,000.00 contingency sums.

Both ISSL and GMS are within approximately 6.5% of each other, which indicates competitive tendering and that the tender information package was clear and consistent.

Tender Qualifications

All contractors submitted compliant bids.

- ISSL and GMS: No onerous qualifications were included.
- Wessex M&E: No tender qualifications or breakdown were provided; therefore, none can be assessed. In addition, Wessex did not include the requested on-site works programme, which both ISSL and GMS did provide.

Asbestos

Neither ISSL nor GMS have made any allowance for asbestos removal at this stage, which is standard practice.

We have not been advised of any known asbestos on site; however, it would be beneficial to review a copy of Grayshott Village Hall's (GVH) Asbestos Register prior to works commencing. A copy will also be provided to the appointed contractor.

Please note: There may be a possibility of asbestos within the boiler section joints, which should be identified in the Asbestos Register if present. Should asbestos be confirmed, the associated costs will need to be drawn from the contingency allowance as appropriate.

Fire Alarm Interface

GMS have advised that GVH's preferred fire alarm specialist has not responded regarding the interface works and, as such, have not included a cost at this stage. However, it is standard practice for an interface panel to be provided by the client's incumbent BAFE-approved fire alarm specialist prior to the commencement of the replacement works on site. This element does not typically fall within the mechanical contractor's scope of works.

The mechanical contractor's controls specialist will, however, have allowed for the necessary connection between the control system and the fire alarm interface panel.

Draft Programme

- ISSL have proposed the shorter on-site programme of approximately 4 weeks. From GVH's perspective, we recommend allowing circa 6 weeks to accommodate the contractor's site presence.
- GMS have provided two alternative programmes, both with an on-site duration of approximately 7.5 weeks. Their programme is slightly more detailed, incorporating both options (with or without a Discharge Water Licence). However, some activity durations appear on the cautious side, and we feel could more than likely be reduced.

In either case, all boiler replacement works would be completed prior to the commencement of the heating season.

Recommendation

I have spoken in detail with Mark Whittaker of ISSL to confirm that no substitutions have been made to the specified equipment, that their submission remains fully compliant with the design intent, and that they are confident in their tender.

At no point were the sums of the other contractors disclosed, nor was any information provided regarding the relative competitiveness of the bids.

Following this review, I am satisfied that ISSL have a clear understanding of the project scope and requirements. Therefore, I recommend that consideration be given to awarding the project to ISSL, based on their submitted tender sum less the contingency allowance, as summarised below:-

Description	Amount (net of VAT)
ISSL Tender Sum	£75,590.00
Less Contingency	£8,000.00
<u>Proposed Contract Sum = £67,590.00</u>	

Please note: The sums as advised by the contractors are current to today's prices and will not include for any manufacturer's cost increases that typically follow in the new year.

I have attached the contractors' tender returns for your information. Please do not hesitate to contact me if you have any queries or require further clarification.

Many thanks

Mark

Mark Pragnell

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GVH BOILER REPLACEMENT

TENDERS RECEIVED

The returned tender sums were as follows (all figures net of VAT):-

ISSL: £75,590.00

GMS: £80,518.80

Wessex M&E: £94,292.35

NB: All sums include the £8,000.00 contingency sums.

Based on ISSL's Tender, the total costs would be:

Tender		£75,590.00
MBL Fees		£7,030.90
Total excl VAT		<u>£82,620.90</u>
VAT	20%	£16,524.18
TOTAL		<u>£99,145.08</u>
Inflation on plant not purchased in advance	say	£855.00
TOTAL		<u>£100,000.08</u>