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Dear

Ground investigation tender returns for Pagham Harbour Nature Reserve, Sidlesham

Further to recent telephone communications, please find below a summary of the results from the Ground Investigation Tender, a summary of returned tender prices, recommendations on the most appropriate tender and an options assessment that reduces or alters the scope to change the total budget cost.

The Ground Investigation tender was issued to 6 contractors over two tender periods. The tender was initially forwarded to four contractors (see table below) on 14th June 2007 for 2 weeks, and all returns were received on time on 28th June 2007. As all returned tender prices were greater than the budget estimate of £48,050 (a sum that is also to include chemical testing, which is outside the scope of the tender package to contractors), it was agreed with SEEDA and West Sussex County Council to issue the tender to other contractors. The second tender issue was sent on 2nd July 2007 to Norwest Holst, with a return date set for 10th July 2007. Details are shown in the table below.

Table 1: Tender returns (in alphabetical order)

TENDERER	ISSUE DATE	DUE DATE	RETURN DATE	AS SUBMITTED PRICE	ADJUSTED PRICE #
[REDACTED]	14 th June 2007	28 th June 2007	28 th June 2007	[REDACTED]	[REDACTED]
[REDACTED]	14 th June 2007	28 th June 2007	28 th June 2007	[REDACTED]	[REDACTED]
[REDACTED]	2 nd July 2007	10 th July 2007	10 th July 2007	[REDACTED]	[REDACTED]
Norwest Holst	2 nd July 2007	10 th July 2007	10 th July 2007	£53,368.25	£54,993.25
[REDACTED]	14 th June 2007	28 th June 2007	28 th June 2007	[REDACTED]	[REDACTED]
[REDACTED]	14 th June 2007	28 th June 2007	28 th June 2007	[REDACTED]	[REDACTED]

Adjusted price allows for 4 weeks of item A3 (Chartered Engineer on site).



The tender prices shown above:

- 1) Include for all ground investigation works that will be undertaken directly by the contractor, assuming the site works will take four weeks and will require two separate mobilisations;
- 2) Exclude chemical testing analysis. The scheduling of chemical analysis will be managed by Mouchel Parkman directly, rather than through the ground investigation contractor;
- 3) Do not include the 15% handling charge that will be applied as the contract with the Ground Investigation contractor is managed through Mouchel Parkman.

Following a review of the tender prices, quality, and availability of all six submitted tenders, we would recommend that the contract is awarded to Norwest Holst.

The recommendation to employ Norwest Holst for the Ground Investigation has been discussed with SEEDA and West Sussex County Council, and based on the Norwest Holst tender costs, we have undertaken a review of the scope of the works to provide alternative options to undertake the ground investigation within the maximum budget of £48,050.

The following table provides a summary of five different options that have been calculated using:

- 1) tender prices from Norwest Holst;
- 2) chemical analysis costs, based on agreed laboratory testing rates

The first option comprises the original scope and costs for the works. The four subsequent options have been derived, based on variations in the reduction of scope for the works as follows:

- Option 1 – Original scope
- Option 2 – Original scope for Landfill only
- Option 3 – Reduced scope 1 allowing separate mobilisation
- Option 4 – Reduced Scope 2 with both landfill and adjacent land undertaken at the same time
- Option 5 – Reduced Scope for Landfill only

Geotechnical testing has been reduced pro-rata to the reduced number of boreholes/trial pits. Chemical testing has been reduced largely in the same manner, although some additional reductions in numbers have been necessary. Summary details are shown in the tables on the following page.

TABLE 2 OPTION ASSUMPTIONS - LANDFILL	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Estimated period of site works	3 weeks	3 weeks	3 weeks	2.5 weeks	3 weeks
Mobilisation #	Separate (2)	Single (1)	Separate (2)	Combined (1)	Single (1)
Boreholes	10 6 deep, 4 shallow	10 6 deep, 4 shallow	6 (all deep)	5 (all deep)	6 (all deep)
Trial pits	15	15	10	8	10
Water samples per monitoring round	13	13	9	8	9
Groundwater monitoring rounds	3	3	3	2	2
Leachate samples	10	10	6	5	6
Soil samples for analysis	21	21	15	12	15

Original scope allowed for separate mobilisation for landfill and adjacent land. There is the option to undertake all works under one mobilisation. This gives a £600 saving, which would also apply if adjacent land is not investigated.

TABLE 3 - OPTION ASSUMPTIONS - ADJACENT LAND	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Period of site works	1 week	None	0.5 week	0.5 week	None
Trial pits	16 (2 day)	None	8 (1 day)	7 (1 day)	None
Window Sampling	3 days	None	1 day	1 day	None
Soil samples for analysis	36	None	18	14	None

TABLE 4 - OPTION COSTS	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Price from tender documents	£54,993.25	£45,019.13	£42,390.00	£35,435.75	£36,619.50
15% handling charge	£8,248.99	£6,752.87	£6,358.50	£5,315.36	£5,492.93
Chemical analysis	£16,292.63	£9,461.91	£9,468.92	£6,786.17	£5,045.63
Total Cost	£79,534.87	£61,233.91	£58,217.42	£47,537.28	£47,158.06
Total Budget	£48,050.00				
Under/over spend (+15%)	-£31,484.87	-£13,183.90	-£10,167.42	£512.72	£891.95
Under/over spend (-15%)*	-£23,235.88	-£6,431.04	-£3,808.92	£5,828.08	£6,384.87

* The 15% handling charge would not be included if SEEDA employed the Ground Investigation contractor directly. Savings within the total budget figure (Options 4 and 5) could be used to increase the scope of Ground Investigation works for these options.

NA an option →

Assumptions and Limitations for the Norwest Holst tender

The period of time on site of 3 weeks for the completion of the ground investigation for Options 4 and 5 is estimated and is used in the tables above. The actual time on site may vary due to ground conditions, weather, etc encountered during the works. Additional costs may be incurred as a result. The rate for full time supervision of the works by the contractor is £1,625 per week.

There is a provision of £1,995 within all five options for full decontamination facilities, over and above the standard welfare facilities. The requirement for this will be based on the ground condition findings during the investigation, and may not be required. Table 4 includes this figure.

The original scope allows for two separate mobilisations, one for the landfill works and the other for the adjacent land. Norwest Holst has confirmed there would be a saving of £600 if the works are undertaken under one mobilisation. This saving has been included in the figures in Table 4 above.

With the exception of **Option 4**, the scope within each of the options have been planned in order to maintain a sufficient number of exploratory holes and associated sampling to provide information on the six proposed visitor centre locations (1 trial pit and 1 borehole at each location). Option 4 reduces the number of boreholes to 5,, meaning that **one of the proposed visitor centre locations would not be investigated**. For Option 4, we will need to liaise with the Client Team regarding which borehole to omit.

The excavation of trial pits will result in mounding over the area of the trial pit due to bulking of the returned materials. The tender prices do not include for removal of excess spoil from trial pits from the site should this be required. Norwest Holst have included for the removal of surplus arisings from boreholes to be stored in covered skips and disposed of to landfill (as is normal practice). We have made an allowance in the chemical testing costs for some Waste Acceptance Criteria analysis on soils, should there be an indication that the surplus borehole arisings may be hazardous waste.

The reduction in the number of exploratory holes in options 2, 3, 4 and 5 has been achieved by reducing the number of additional holes originally placed across the site to provide general site information, and in the case of the adjacent land (options 3 and 4), by reducing the density of exploratory holes. Of the two options which come within budget, (options 4 and 5), option 5 provides for some additional investigation (four trial pits) over and above the six proposed visitor centre locations, but the disadvantage of this option is that the investigation on the adjacent land is not included.

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The costs for Options 4 and 5 provided in Table 4 where Mouchel Parkman pay for the Ground Investigation (and claim the monies back from SEEDA) provide little contingency, There is always a risk, in the case of all five options, that the final costs may be more than those shown.

We recommend that Norwest Holst are instructed to undertake the Ground Investigation using either Options 4 or 5. This decision needs to be made by the Client Team.

Yours sincerely



For and on behalf of Mouchel Parkman

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