



Evaluation Report
for the
Selection of a Modular System Contractor
for
Shinfield Parish Council
at
Spencers Wood
Shinfield
9th March 2020

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1.0 Introduction

- 1.1 MEA were approached by Shinfield Parish Council (SPC) to assist them in the selection of a contractor to construct a modular building to act as a replacement for the existing community building and children's nursery.
As the nursery is a thriving local business and service to the community the SPC considered that the use of a modular off site solution would reduce the construction period and therefore create the least impact on the nursery and the other services provided in the building.
- 1.2 This evaluation report describes the selection process for the procurement of a contractor for the construction of the new single storey community building at Spencers Wood. We have evaluated the proposals from the companies who have expressed an interest based on their technical submission, cost and value for money.

2.0 Tenders Invited/Tenders Received

- 2.1 The SPC team researched several potential contractors within the modular building market and invited costed proposals from six companies. The marketplace is relatively narrow but there are a number of companies offering a range of standardised modular building designs primarily for temporary classrooms and other similar facilities.

SPC required a Turnkey offer including design and construction with foundations and drainage included. Interested companies were provided with an outline plan showing the proposed layout. The building is nominally 30 x 12m resulting in an area of 360m².

The SPC met with the companies to brief them on their requirements and to discuss the project.

- 2.2 Proposals were only returned from three companies – note all costs exclude VAT

Martin Reynolds Construction MRC www.mrcmodular.com £415,915.00

MRC are based in Norfolk

Price includes significant provisional sums and excludes mains services foundations & drainage +

No case studies or references supplied but case studies on website

Planning application fees are excluded

2.2 Continued

Modulek Ltd www.modulek.co.uk **£592,114.00**

Modulek are based in Verwood in Dorset

Price includes some provisional sums but includes foundations & drainage

Modulek provided costed options for various upgrades

Case studies and references supplied

Planning application fees excluded

Portakabin Ltd www.portakabin.co.uk **£605,000.00**

Based in York

Price budget only and excludes demolition, timber cladding, foundations and drainage

Slightly larger footprint offered due to the modules being used

Case studies and references supplied

Planning application fees excluded

Analysis of Proposals

3.0 MRC

- 3.1 The MRC offer is the most competitive, but it is the only system based upon a primary timber structure and the proposals include a number of large unsubstantiated provisional sums.
The foundations and drainage and main service elements are excluded, and we estimate that this would add a further £30,000 to their costs. The offer also excludes the folding partition and clock tower shown on the concept drawings adding a further £10,000.
The roof construction is based upon a low pitch option with chipboard decking and a single layer roof membrane – if this is substituted for a metal or Decra tile finish similar to that offered by Modulek, we would expect an increase in cost of circa £20,000.
We also believe there are further costs not yet identified which will increase the base offer by around £45,000 (see below) which will result in a revised cost of approximately £520,000.
- 3.2 MRC make no reference to undertaking the role of Principle Designer or Principle contractor and there appears to be no allowances for site supervision or contractor's preliminaries.
- 3.3 Whilst their offer excludes the preparation of the planning application, they suggest the cost of this would be £950 plus the LA fee, which is in our opinion insufficient – we would expect this cost to be in the region of £15,000.

3.0 Continued

- 3.4 We have contacted MRC and established the base specification information from them. The proposal is clearly geared up to their modular system rather than bespoke to the requirements of the SPC and the construction specification is at the budget end of the market. We would question the lifespan of this offer on this basis.

4.0 Modulek

- 4.1 The Modulek offer is the most comprehensive of the three offers received by SPC. The company was formerly a conventional construction firm but they diversified and then specialised in the modular off site construction offer.
- 4.2 Modulek have correctly interpreted the SPC brief and have offered a steel / metal framed primary structure and they have included costs for the site management, preliminaries and full Principle Contractor role required under the CDM Regulations. They have included a cost of £10,000 for a temporary access track to avoid damage to the grassed areas.
- 4.3 The Modulek proposal is different from both MRC and Portakabin in that it offers a hybrid modular and on-site construction which results in a more bespoke specification. Modulek have offered some optional extras which are worth consideration – principally this is the introduction of a suspended ceiling with concealed air conditioning – approximately £16,000.
- 4.4 We have made contact with Modulek and met with one of their directors to discuss the project and to understand their processes and methodology.

5.0 Portakabin

- 5.1 We have not analysed the Portakabin offer in further detail other than to establish that the proposal is based upon a steel and metal primary structure and assumes the standard Portakabin offer. When the costs of foundations and drainage are added their proposal is likely to increase to £645,000.

6.0 Conclusion & Recommendation

- 6.1 We consider that the base offer from Modulek at £592,000 would offer better value for money than the moderated cost likely for MRC ,at £520,000.
Having taken up a reference from one of Moduleks clients and spoken to an architect that has worked with them on a number of occasions, we would have more confidence in the project delivery with this company.
- 6.2 We would recommend that SPC consider the negotiation of a final contract price with Modulek and to progress this and the project in general, we suggest that they are appointed to develop and submit the planning application and to undertake further surveys as required to firm up foundation design and other matters
- 6.3 The Modulek costs associated with the planning application are in the region of £15,000 plus VAT and we would also recommend that surveys for the foundation design and mains services are undertaken with budget cost of £7,500 plus VAT. It will also be important that a full R & D asbestos survey is undertaken as soon as practical to identify any risks -this is likely to cost in the region of £1,500 plus VAT
- 6.4 Modulek have quoted an on-site construction period of six weeks but we feel that SPC should allow an eight week period to allow for unforeseen matters. The lead in from placement of full order (from planning approval) is eight weeks.

