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353PCC06
3 December 2020

Fr Gregory
Church of St Paul
Abbotsbury Road
Weymouth

by email

Dear Fr Gregory

Proposed Roofing, Repair and Conservation Works, St. Paul's Church, Abbotsbury Road, Weymouth.

The following tenders were received by the tender return date Wednesday 18th November 2020.

| | | |
|-----------------------------|-------------------------|-----------------------------------|
| Ellis and Co Ltd | Highest tender received | £ 104,394.29 plus £ 20,878.86 VAT |
| Brian C Rigler Builders Ltd | Lowest tender received | £ 84,261.00 plus £ 16,852.20 VAT |

Time included on tender return form to complete the works

Ellis and Co Ltd 12 weeks

Time required to commence work from acceptance of tender as stated on form of tender = "TBA"

Brian C Rigler Builders Ltd 20 weeks

Time required to commence work from acceptance of tender as stated on form of tender = 3 weeks

A breakdown of the tender sum was received from both Ellis and Co Ltd and Brian C. Rigler Builders Ltd.

The tender return from Ellis and Co contains a number of qualifications, some of which would not be acceptable. The tender return from Brian C. Rigler Builders Ltd. contains no qualifications.

As there is a substantial difference in the tender sums I have only inspected the priced pages of the specification submitted by Brian C Rigler Builders Ltd and these appear to be arithmetically correct.

Mr Rigler's specification however does not have all items priced but he has confirmed that all items have been included and the costs of those items that do not have a figure against them are included elsewhere. Please see attached email that confirms this matter back to Brian C. Rigler Builders Ltd.

Mr Rigler has advised in his tender return that should the acceptance period need to be extended from 90 days to 6 months then a 5% increase to the tender sum will apply. I have questioned this as it seems high but Mr Rigler has advised that due to COVID there were no increases in some material costs this year and therefore he has included the 5% figure as he anticipates that there may be a degree of "catch up" in material costs next year. As you will appreciate however the 5% addition will bring the total to £ 88,474.05 which is still considerably less than the tender submitted by Ellis and Co Ltd.

Please remember in addition to the tender sum there is the cost of the works to the bells. The latest quotation I have for this work, that may require updating before acceptance, is as follows:

Refurbishment, automation/electrification and tuning £ 7,677.00 + £ 806.00 = £ 8,483.00 plus VAT

As per our conversations the above costs do not include the exclusions included in Nicholson Engineering's latest quotations. These being

1. Provision of a suitable scaffold to give access to all sides of the bell turret. The scaffold to incorporate lifting points from which we can sling our lifting tackle. We would be pleased to liaise with the scaffolder as to our requirements.
2. Provision of a scaffold inside the church to allow access to the north slope of the chancel roof adjacent to the east side of the chancel arch.
3. All stonemasons work involved in removing the old bearing blocks from the sides of the bell turret openings and making all good.

However I understand that a meeting was held yesterday between yourself, Andrew Nicholson and South Western Scaffolding and South Western Scaffolding have advised that Mr Nicholson has confirmed that the external scaffold proposed for the main contract works will be suitable for his purposes but that the cost of the additional internal scaffold will be £ 600.00 plus VAT. Should you wish the main contractor to arrange for the internal scaffolding as part of his work I am advised he would add 10% i.e. £ 60.00 plus VAT to the £ 600.00 plus VAT.

With regard to item 3 above this will need to be paid for from the contingency sum already included in the main contract tender sum.

As I understand that you currently intend to accept the lowest tender within the 90 days the total cost of the contract and bells work will be :

£ 84,261.00 + £ 8,483.00 + £ 660.00 = £ 93,404.00 plus VAT and fees* (* I am currently preparing a fee invoice for work on this project to date.) Please note for the purposes of this exercise only I have assumed you would require the main contractor to arrange the internal scaffold.

Finally I would refer you to my email to Anne dated 10 January 2020, attached again below, that details the source of some grants that might be available to the church to assist in financing this project.

I trust that you find this report sufficient for your purposes but should this not be the case or if you have any queries please do not hesitate to contact Richard Blackmore at this office.

Thank you for your attention to this matter. I will await your further instructions.

Yours sincerely

Richard Blackmore

Richard D. Blackmore B.A. Dip.Arch. A.R.B. R.I.B.A.
For Richard Blackmore Chartered Architect Limited

Email sent to Brian C Rigler Builders Ltd on 25 November 2020

Dear Mr Rigler

Priced Specification for the works

I confirm our telephone conversation this morning in which you confirmed that all items within the specification / shown on the drawings have been included and the costs of those items that do not have a figure against them are included elsewhere.

Yours sincerely

Richard Blackmore

For and on behalf of

Richard Blackmore Chartered Architect Ltd

6 The Green

Sydling St. Nicholas

Dorset

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Tel 01300 341826

Relevant part of email sent to Anne on 10 January 2020

Dear Anne

For the roof work the grant body I was referring to was the Erskine Muton Trust
www.salisbury.anglican.org/parishes/trusts/grant-making-bodies-and-trusts

There is also the Dorset Historic Churches Trust
www.dorsethistoricchurchestrust.co.uk/index.php/grants

In both cases they will probably want to know what the cost of the work is and to that end tender(s) will need to be sought. I have to check through the specification that I have prepared and then this can be sent to the DAC for approval and then out to tender.

The repair works will require list B approval but I think that due to the extent the works to the bells this will require a faculty.

As far as the works to the bells are concerned there are the following bodies who might provide grants:

Sharpe Trust

Grants for the maintenance, repair, and restoration of church bells in England and Wales.
Central Council of Church Bell Ringers

Administers two funds for bell restoration, the Central Council's Bell Restoration Fund and the Fred E Dukes International Bell Fund (for bell restorations outside the British Isles). When funds are available, applications for the Bell Restoration Fund are invited by notices in The Ringing World and on the CCCBR website.

ChurchCare

Grants for the conservation of bells and bellframes.

The Barron Bell Trust

Grants towards the provision, installation, inspection, repair and maintenance of carillons of bells in churches