



**CALL:** 01273 493863  
**CONTACT:** info@southernpiling.co.uk  
**VISIT:** www.southernpiling.co.uk

## ESTIMATE

By Email: terminaltrading@tiscali.co.uk

Our Ref: M361AW

Date: 15<sup>th</sup> January 2021

**For the attention of: Philip Godden**  
Village Homes Folkestone Ltd

Dear Philip.

**Re: Romney Avenue, Folkestone. CT20 3QJ**

Further to your enquiry, we are pleased to enclose our offer for Continuous Flight Auger (CFA) piling to form 54 No. 300 mm diameter bearing piles with an average depth of 10 m. All prices offered are nett and subject to VAT. Our offer is open for acceptance for sixty days and subject to a site visit by one of our team.

£22,350.00

Our payment terms are full payment on completion.

At this point in time we have not been able to visit site, however we would be more than pleased to do so should our price be of interest.

No discounts have been allowed for.

*All bearing piles must be integrity tested once reduced to cut off level. Please ask your contractor to give us a minimum of 48 hours' notice to instruct the test engineer.*





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### General notes

We have included for reinforcing the piles with a suitable cage and concreting with C35 ready-mix.

Please note that we would accept no responsibility for any differential settlement between any existing structures and that founded on our piles.

It is our company policy not to accept retentions. As an alternative we can now issue you a company backed warranty to indemnify any costs you may incur if we breach our contract with you.

Should an alternative warranty be required then we shall need to discuss and agree the wording of any such warranty. There is usually no charge for this.

No allowance has been made for liquidated and ascertained damages (LADs).

Our quotation assumes that all pile positions in any visit will be available at commencement of our works and they will be installed in a sequence determined by Southern Piling.

Piles can only be cast to piling platform level for CFA/SFA piles and we would recommend cut off levels be a minimum of 500mm below piling platform level to ensure sound concrete/grout. For reasons of practicality and safety we will not place reinforcement to project above piling platform level, therefore you must ensure that there is sufficient distance from piling platform level to cut off level to accommodate your required reinforcement projection.

All piles are installed and measured from piling platform level to toe level at time of installation. The piles will be installed to a calculated length and will be covered by our pile designers PI which is limited to 12 years and 2 Million pounds.

Our operatives (all employed direct) have worked for us for many years and we actively pursue a vigorous training plan for all our staff.

The above is subject to the structural engineer's final design and calculations.

Should this project be covered by an insurance backed guarantee, i.e. NHBC, we would need you to clarify their requirements prior to our commencement on site. We cannot be held liable for any information they request after completion of our works.

If this project is to be invoiced as Zero rated, we will require a copy of the Planning Permission before we start our works or we will need to invoice contract sum plus VAT at the prevailing rate.

Any Invoice queries or disputes must be notified to us in writing within 7 days of Invoice date.



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We require the following attendances to be provided by others at no cost to ourselves:

- 1) Suitable access and firm, dry, level working platform, hardcored with crushed concrete (unless otherwise agreed) to allow the safe operation of our plant and associated equipment, enable deliveries by Southern Piling and others, plus enough room (10m x 4m for guidance) for our concrete agitator and pump.
- 2) Adequate clearance both beyond and overhead all pile positions to facilitate safe and expedient working.
- 3) All services within and around our working area to be located and protected/diverted as necessary to enable the safe execution of the work.
- 4) Setting out, maintenance and checking of lines, levels and profiles to all pile positions and other work.
- 5) Protection of existing roads, kerbs, driveways, pathways and suchlike.
- 6) Removal of all obstructions and any voids suitably backfilled prior to our commencement on site.
- 7) Breaking up and/or removal of any waste concrete, casings and other materials.
- 8) Rectification of out of position or out of plumb piles as a result of obstructions or ground conditions.
- 9) A suitable supply of potable mains water.
- 10) Watching, lighting and protection of the works and our plant and equipment.
- 11) All local Authority and statutory approvals gained by others before the work commences.
- 12) Protection of existing or adjacent premises from our piling activities by means of temporary screens or the like and cleaning down and making good as necessary.
- 13) The use of a 13-tonne 360° digger with a qualified and competent driver at all times to remove bore spoil as and when required to facilitate uninterrupted working, plus assist with plant and material moves as and if necessary.
- 14) Disposal of all surplus concrete and pile arisings.
- 15) Free parking on site for one van for the duration of our works.



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As we have been unable to visit this site our tender must remain subject to confirmation after a site inspection to clarify that our present appreciation of the project is correct.

We confirm that we carry £10,000,000.00 Public Liability Insurance and £10,000,000.00 Employers Liability Insurance, and all works are to be carried out in accordance with our attached Terms and Conditions.

We trust our offer proves of interest and look forward to hearing from you in the near future. Should we be successful, all correspondence will be sent by email only.

Yours sincerely,  
For Southern Piling.

Andy Wollington  
Senior Contracts Manager



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BILL OF QUANTITIES

**Re: Romney Avenue, Folkestone. CT20 3QJ**

1)	Mobilise to site all piling plant and equipment and subsequently remove on completion (per rig per visit)	£ 4,000.00
2)	Set up plant at each pile position: 54 No. @ £30.00	£ 1,620.00
3)	Construct 54 No. 300 mm diameter CFA bearing piles to an average depth of 10 m, reinforced as appropriate, designed to a Factor of Safety of 3.0.	£16,190.00
4)	Integrity testing 54 No. @ £10.00 (minimum charge £250.00) <i>(1 visit, please give us a minimum of 48 hours' notice. Additional visits beyond that allowed charged at £250.00 each)</i>	£ 540.00
	<b>Tender total (excl. VAT) Payment on Completion</b>	<b>£22,350.00</b>

**Not included in estimate and to be charged extra if required:**

a)	Increased length of pile in excess of 10 lin/m	£29.00 lin/m or part thereof
b)	Decreased length of pile less than 10 lin/m	NIL/CREDIT
c)	Initial Pile design included, any additional revisions will be charged	£150.00 minimum per revision
d)	Additional pile integrity testing (if required) (minimum charge £250.00)	£10.00 per pile
e)	De-bonding (maximum 1.0m)	£10.00 per pile
f)	Increase PI insurance to £5,000,000.00 in any one claim and in the aggregate	£900.00
g)	Setting out of pile positions (minimum charge £600.00)	£12.00 per pile
h)	Standing/Obstruction time	£325.00 per hour (one full day standing = 10.0hrs)
i)	Pile mat design	£600.00
j)	Concrete cubes & testing (1 set of 3 cubes per day)	£150.00 per day
k)	Additional plant and equipment to site (if required) from £250.00	POA
l)	Federation of Master Builders Masterbond warranty (must be instructed prior to commencement)	POA (3.5% estimate value, minimum charge £420.00)

Notes

1. We have based our estimate on the assumptions we have made regarding the number of piles, supported by the borehole logs Ref 1145 dated September 2018. We would need the structural engineers drawings, plus some more detail regarding the slope and stability.
2. Please note that it has been assumed that all piles are tied in at least two directions by the pile caps, beams or slabs; no allowance has been made for out of positional eccentricity.



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#### SOUTHERN PILING LIMITED CONDITIONS OF ESTIMATE

Our Estimate is submitted on and subject to the following terms and not conditions imposed by you unless expressly agreed in writing by us before commencement of work.

1. This estimate is nett, exclusive of VAT unless otherwise stated and will remain open for acceptance for a period of sixty days from the date hereof, after which it may be subject to revision or be withdrawn, subject to availability of plant, labour and materials at the time of placing the order in writing.
2. Terms of payment are in full on completion or as otherwise agreed. Pile record sheets, integrity test results and any collateral warranties will not be issued until final payment is received. If payment is not received within the agreed terms the debt will be passed to our Debt Collecting Agency, their fee of 15% + VAT will be added to the total amount owed and you will be responsible for the full amount.
3. This Estimate is based on work proceeding continuously during normal working hours and any extra hours which we elect to work to facilitate our operations without interruption. All delays caused by matters outside our control, will be charged at the standing time rate stated in our Estimate.
4. We require the following to be provided without charge to ourselves:
  - a. Suitable access and firm, dry, level working platform, hardcored with crushed concrete (unless otherwise agreed) to allow the safe operation of our plant and associated equipment, enable deliveries by Southern Piling and others, plus enough room (10m x 4m for guidance) for our concrete agitator and pump.
  - b. Adequate clearance both beyond and overhead to all pile positions to facilitate safe and expedient working.
  - c. All services within and around our working area to be located and protected/diverted as necessary to enable the safe execution of the work.
  - d. Setting out, maintenance and checking of lines, levels and profiles to all pile positions and other work.
  - e. Protection of existing roads, kerbs, driveways, pathways and suchlike.
  - f. Removal of all obstructions and any voids suitably backfilled prior to our commencement on site.
  - g. Breaking up and/or removal of any waste concrete, casings and other materials.
  - h. Rectification of out of position or out of plumb piles as a result of obstructions or ground conditions.
  - i. A suitable supply of potable mains water.
  - j. Watching, lighting and protection of the works and our plant and equipment.
  - k. All local Authority and statutory approvals gained by others before the work commences.
  - l. Protection of existing or adjacent premises from our piling activities by means of temporary screens or the like and cleaning down and making good as necessary.
  - m. The use of a 13-tonne 360° digger with a qualified and experienced driver at all times to remove bore spoil as and when required to enable uninterrupted working, plus assist with plant and material moves as and if necessary.
5. We shall not be liable for any damage to building services, drains, pipes, approach roads, paths, kerbs or other obstructions, or ceilings, walls, doors, frames etc.

**It is extremely important that the site is surveyed before we arrive on site and that any services found are suitably marked or diverted. You put the safety of our workforce at risk if you do not comply with this requirement and risk liability for any claim for injury, loss or damage arising therefrom.**

6. We have included in our Estimate and are insured for Employers Liability (£10,000,000) and Public Liability insurance cover up to a limit of £10,000,000 against claims for which we may become legally liable. We shall not be liable for any damage or nuisance caused by the action of pile driving, or any work carried out by us.
7. Our offer is based upon information and soil conditions indicated to us at the time of tendering and we have not taken into account the effect of any underground streams or cavities, water courses or other unknown factors.
8. Measurement: For bored, augured or driven piles, measurements are from piling platform level to toe level at time of installation.
9. We have not included for taking or testing any soils or materials samples.
10. Title to the piles remains with us until our account is settled in full.
11. Our liability for any delay costs attributed to the Piling Contract, however so caused, including LAD's will be limited to a maximum of 1% of our tender price per week and will be further capped to a maximum liability at 10% of the total sub-contract value including Main Contractors costs and overheads.

Signed

Richard Francis

Production Director