

CAPITAL & INFRASTRUCTURE BUILDING CONTRACT DIRECTIVE

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PROVISIONAL SUMS

1. **Generally:**

The use of Provisional Sums is to be avoided on the Council's building works wherever possible. Works should be properly designed, detailed and measured or specified.

The most common and frequently the most serious factor contributing to the poor financial control of schemes is inadequate documentation at tender stage. This prevents the establishment of firm costs for sections of the work at the time that the main tenders are received and results in the true costs of elements only becoming established much later.

Tenderers should be asked to convert any contractor's own Provisional Sums included in a Design and Build tender to a lump sum allowance to form part of the fixed price tender.

2. **Mechanical and Electrical Installations**

Mechanical and Electrical Installations should wherever possible be included in the main bills of quantities or schedule of works in a manner that will enable building contractors to include these elements within their tender on a competitive basis. For schemes based upon bills of quantities the most satisfactory method of achieving this from a purely contractual viewpoint is the inclusion in the bills of fully measured quantities for these works. However, for a number of reasons, not least of which is the extra cost of the preparation of the quantities, this may not be appropriate. The alternative to be adopted on most schemes is for the mechanical and electrical installations to be specified within the tender package on the basis of specification and drawings with provision for tenderers to price the various elements of the work separated as part of the build up of their tender sum.

For lift installations and incoming mains the inclusion of Provisional Sums may be more appropriate than measured items of the incorporation of specifications.

3. **Provisional Sums**

Wherever possible work is to be measured or specified. On some schemes however, provisional sums will be required for some or all of the following:

- (A) Contingencies
- (B) Dayworks
- (C) Provisions for Insurance against damage to property (JCT SBC/IC/DB 05 CL 6.5.1)
- (D) Fees and Charges payable to local authorities.

REFERENCE

See BCD 11

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) See BCD 7
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See BCD 1
and BCD 4

NOTE:

THIS DIRECTIVE IS APPLICABLE TO THE MAJORITY OF SCHEMES BUT IT WILL NOT NECESSARILY BE APPROPRIATE TO ALL WORKS AND THEREFORE ON EACH SCHEME IT WILL BE NECESSARY TO CHECK THE SPECIFIC REQUIREMENTS.

	REFERENCE
(E) Rates in respect of temporary buildings	
(F) Use of on site services by contractor (relevant to works at existing premises - Refer to BCD 16)	See BCD 16
(G) Costs for reinstatement of playing fields (where relevant in accordance with BCD 52)	See BCD52
(H) Costs for soft landscaping and planting (where relevant in accordance with BCD 52)	See BCD 52
(I) Provision for caretakers potential overtime costs	
(J) Provision for hand held fire fighting equipment	

CONCLUSION