St Edmund's Church – Flat Roof Works

JPCC Comparison of Roofing Quotations – Roofs 1, 2 and 3

Both contractors have priced the same three identified flat-roof areas: Roof 1 (165 m^2) as a full strip and replacement, and Roofs 2 (92 m^2) and 3 (159 m^2) as felt overlay systems. This paper places the quotations alongside each other for JPCC consideration.

Roof area	Scope	Crescent Roofing ex VAT	JMB Weatherproofing ex VAT	JMB lower by	Comparison / points to note
Roof 1 165 m^2	Full strip & replacement	£51,964.45	£49,950.00	£2,014.45	Both propose full replacement. Crescent's written quote includes a £2,000 structural engineer report. JMB has verbally agreed to include the structural engineering report and absorb its cost within the quoted price.
Roof 2 92 m^2	Two-layer felt overlay	£14,107.11	£13,450.00	£657.11	Both propose a Lancastria Endura felt overlay. No thermal upgrade is included, subject to Building Control/design requirements.
Roof 3 159 m^2	Two-layer felt overlay	£17,250.40	£16,100.00	£1,150.40	Both propose a Lancastria Endura felt overlay. Suitability of the existing roof/substrate for overlay remains subject to confirmation.
TOTAL 416 m^2	**All three roof areas**	**£83,321.96**	**£79,500.00**	**£3,821.96**	**Total excluding VAT.**
TOTAL inc. VAT		**£99,986.35**	**£95,400.00**	**£4,586.35**	**JMB's total is approximately 4.6% lower.**

Key points for JPCC

- JMB Weatherproofing quotes £95,400 including VAT for all three areas as one continuous project, with an anticipated programme of approximately six working weeks.
- Crescent Roofing's three separate quotations total £99,986.35 including VAT.
- JMB's total is £4,586.35 including VAT lower than Crescent's. JMB has also verbally agreed that the structural engineering report will be included within its quoted price and that JMB will absorb this cost. This verbal agreement should be confirmed in writing before any appointment or contract is agreed.
- Both proposals use the proposed Lancastria Endura waterproofing specification and include a proposed 20-year system guarantee, subject to the relevant manufacturer/specification requirements.
- Both proposals contain assumptions and exclusions concerning concealed or structural defects, asbestos and existing roof components. Roofs 2 and 3 are overlay proposals without a thermal upgrade.
- Before appointment, JPCC should confirm that the final written scope is equivalent, including structural engineering, Building Control/faculty requirements, guarantees, exclusions, and treatment of any unforeseen defects or variations.

Purpose: This is a comparison paper for JPCC discussion and does not itself constitute acceptance or appointment of either contractor.