



Tender Comparison Report

Rear single-storey kitchen extension
14 Example Road, Anytown
Fictional illustration | Specification Rev 02

See the differences before choosing a builder. Submitted figures, scope gaps and clarification questions - not a contractor recommendation.

Project and tender process

EXAMPLE: This report is manually authored from fictional submissions. It illustrates the comparison approach; it is not a live AI assessment, a verified quotation or evidence that professional white-label workflows are operational.

Project: Rear single-storey kitchen extension. Address: 14 Example Road, Anytown, AB1 2CD.

Scope: Rear extension with open-plan kitchen, structural opening, rooflights and garden threshold. The detailed Schedule of Works and blank pricing schedule form the supporting examples. No homeowner budget is collected or disclosed.

Tender process: Three fictional contractors invited; three illustrative returns received against Specification Rev 02 and drawing references D01-D05. Dates and programmes are not real commitments.

Contractors: Example Builder A, Example Builder B and Example Builder C. Names do not identify real businesses. This short comparison groups the detailed specification into eight summary work categories.

VAT: All three fictional returns use 20% VAT for illustration only. Actual VAT treatment must be confirmed for the project. Submitted figures are distinct from estimated allowances or user adjustments; neither has been added here.

Submitted tender comparison

Section / ex VAT	Builder A	Builder B	Builder C
Preliminaries	GBP 4,500.00 Included	GBP 3,800.00 Included	GBP 4,700.00 Included
Foundations and ground floor	GBP 14,000.00 Fixed scope; ground conditions to confirm	GBP 13,500.00 Depth qualification; clarify	GBP 14,200.00 Includes £2,500 provisional allowance
Drainage	GBP 4,500.00 Included	NOT PRICED Not separately priced, clarification required	GBP 5,200.00 Included
Structural steel	GBP 8,000.00 Included	GBP 7,000.00 Provisional sum £7,000	GBP 7,800.00 Included
Walls, roof and glazing	GBP 24,000.00 Rooflight selection to confirm	GBP 23,500.00 Rooflight selection to confirm	GBP 24,500.00 Rooflight selection to confirm
Services and finishes	GBP 14,000.00 Included	GBP 13,000.00 Included	GBP 14,500.00 Included
Kitchen installation	GBP 3,500.00 Client supplies kitchen	GBP 3,200.00 Client supplies kitchen	NOT PRICED Explicitly excluded in fictional return
Decoration	GBP 2,200.00 Included	NOT PRICED Explicitly excluded in fictional return	GBP 2,400.00 Included
Priced subtotal	GBP 74,700.00	GBP 64,000.00	GBP 73,300.00
VAT at 20%	GBP 14,940.00	GBP 12,800.00	GBP 14,660.00
Priced total incl. VAT	GBP 89,640.00	GBP 76,800.00	GBP 87,960.00
Unpriced categories	0	2	1

Builder B and C totals cover incomplete scope. These are sums of priced entries, not adjusted like-for-like figures or agreed contractual prices. A missing price is not automatically an exclusion. No prices have been invented.

Discrepancies and commercial considerations

Potential omission: Builder B does not separately price drainage. Clarification required: is it included elsewhere? Do not label it excluded unless the contractor confirms that position.

Explicit fictional exclusions: Builder B excludes decoration; Builder C excludes kitchen installation. Kitchen supply is client-supplied across the shared specification and must not be double counted.

Provisional sum risks: Builder B includes GBP 7,000 for structural steel as provisional. Builder C includes a GBP 2,500 foundation allowance. These sums are already inside submitted figures, not additional amounts added to totals. Confirm triggers and adjustment basis.

Scope qualifications: Builder B qualifies foundation depth; the engineer and Building Control must confirm the construction requirements. Rooflight size and model remain unresolved for all three builders.

Prime cost allowances: None separately identified in these fictional returns. This does not prove none exist; request confirmation of all allowances and whether VAT, overheads and installation are included.

Programme: Illustrative proposed durations are A: 14 weeks; B: 12 weeks; C: 16 weeks. Dates, sequencing and availability require confirmation. Shortest duration is not a recommendation.

Payment assumptions: No agreed payment terms. Request proposed stage payments, deposit, retention, treatment of variations and conditions of payment. Quotation validity and insurance details are also unconfirmed.

Clarifications, comments and conclusion

1. Ask Builder B to identify where drainage is priced, or return a separate price and consistent scope breakdown. Confirm decoration exclusion.
2. Ask Builder C to confirm the kitchen installation exclusion and who will perform and coordinate this work.
3. Ask all contractors to confirm foundation assumptions, provisional sum adjustment rules, final rooflight selections, client-supplied items, VAT and all exclusions.
4. Obtain comparable programme, validity, payment and commercial qualification details before considering appointment.

Professional comments (example): Price differences cannot be judged in isolation. Resolve scope gaps in writing and record any subsequent contractor revisions against the issued specification. User-entered adjustments must be separately identified and are not agreed prices.

Conclusion: No contractor is recommended. Builder B's lower priced subtotal reflects unresolved or excluded scope and cannot be assumed to offer best value. The practice and client retain responsibility for the final recommendation and appointment decision.

Limitations: This is a fictional worked example, not professional, structural, legal or VAT advice. It includes no attachment extraction or verified commercial due diligence. Actual AI observations must be reviewed by an appropriately qualified professional; missing information and extraction limitations must remain visible.