

**Question**

In your opinion what design stage is the project at?

Will the design team be novated to us and if so what would be your fees?

One query I do have is there a structural engineering drawing pack available?

1. The Architect Drawing refer to “structural drawings”, however we cannot find any such drawing contained within the documents. Can you confirm if there are any such drawing or do we need to allow / make assumptions?

2. Are there any drawing / details with reference to the waste rainwater as there are no drawings from gutters down? We assume there will be a soakaway, should we allow for a provisional sum for this?

3. There does not appear to be any questions to answer within this ITT – please can you confirm that you only require prices to be submitted along with the Form of Tender?

Can you advise if the power, water etc currently runs from the main road adjacent to the current building?

Can you also advise if any compound / cabins / welfare units will have to be situated in the car park?

**Answer**

RIBA Stage 4

This is a traditional contract, so the architectural design is completed and will not be novated, with the exception of possible modifications due to the FA requirements. However, the procurement has a design portion to include for Structural, M&E Design and SBEM calculations. These designs have not been produced but quotes have been achieved

No. The procurement has a design portion to include for Structural, M&E Design and SBEM calculations. Also, no submission to Building Control has been made as the design is incomplete. We have obtained quotes from trusted professionals available to Contractors if required

Please see answer above. The design was meant to be completed by the tender stage, but it has been decided to request the contractors for a design portion

It is expected to re-use the existing system. Contractor to allow for investigation and design proposal

Please address the Form of Tender as there are Contractors requirements to be met before the tender will be fully considered

This is what is expected, but the Contractor will need to survey the services and design the proposal. Please see attached topographical survey for more information

Please see 24-050-340-Construction Management Plan- for a draft proposal of site management. The winning contractor will be able to discuss and agree the final design with the client before set-up

Clarification questions received for project 24-050 Wickham Recreation Pavilion

During construction we assume that the current power will have to be capped to the demolished building so will we have to run power from the compound area / car park to the construction site?

All services will be decommissioned during demolition so the services supply will need to be discussed and agreed after tender

We have approached Passmores for prices based on the tender you have sent out and have received the below from them.

Passmore was confused about their involvement in the project. We are discussing and clarifying directly with them; in the meantime, please approach other companies and put forward cost effective solutions

### 1. Heating Specification

The specification notes the use of a gas boiler. As our standard approach is to operate on a fully electric basis, would this be acceptable within the scope of the project?

Ideally, the project uses a ASHP to heat up the building, pending to cost. Please price for a ASHP with UFH and a gas or electric alternative should the grants not cover the costs of the ASHP

### 2. Fire, Security and Data Systems

Further to our phone discussion regarding the requirements for systems such as Fire Alarm, Intruder/Security, CCTV, and Data:

We have located reference to a smoke alarm, which we are interpreting as a Fire Alarm System. However, we have not been able to find clear details relating to the other systems. Could you kindly confirm whether there are specific requirements or preferred suppliers for these elements?

No, we expect the winning Contractor to design and specify the system and any other electrical item

### 3. Performance/Contract Guarantee Bond

The documents specify a requirement for performance bond to cover 10% of the Contract Sum. Could you please confirm whether this is a set requirement, or if there is flexibility due to the size of the project?

There is flexibility for negotiation with the winning Contractor

Further to the clarifications below we are struggling to locate the **Drawings Issue Register ISS-24-050-7**, which is necessary in allowing us to understand the Submission requirements.

Please see attached the latest drawing issue sheet which forms part of the contract: ISS-24-050-8

Wickham Knowle Parish Council

Clarification questions received for project 24-050 Wickham Recreation Pavilion

Back in 2021 we provided a quotation to the Parish Council, based on our Club Range product, for a replacement sports pavilion and this led to the production of a set of planning drawings by Passmores in March 2022.

We believe that the Parish Council subsequently engaged a firm of architects to manage the project and that you have specified Passmores as your chosen supplier of the timber superstructure.

During the last 2 weeks we have received several tender enquiries from main contractors asking us to provide a quotation based on the architect's drawings.

Whilst we welcome these enquiries, unfortunately the architect's specification is some way from our own modular manufacturing system.

We have to modify the sizes of the building to meet the requirements of the FA compliance

We therefore find ourselves in the position where, despite being a nominated supplier, we cannot provide a quotation that meets the requirements laid out in the very specific tender documents.

Passmores is not a bespoke manufacturer. We can certainly supply a building that is similar in layout and appearance, but the specification will be as shown in our current sales literature (copy attached).

If you are happy for us to proceed on this basis, please let me know, and we will provide a floor plan for your approval before we produce a detailed quotation for the tender process.

If the architect's specification is not negotiable, then with regret we will not be able to provide quotations to the potential main contractors.

We can discuss variations to the size of the building, as long as the FA is happy with the modifications

I am unsure as to why the architect has not involved us in this process earlier. It looks as though a lot of time and money has been spent on producing drawings and tender documents that specify a building which, in its current format, Passmores are unable to manufacture.

We approached Passmore on multiple occasions with limited support. The changes applied to the layout were unavoidable. We will try discussing a redesign that fits Passmore and FA. In the meantime we invite the contractors to find suitable cost-effective alternatives as Passmore might not be able to supply the shell of the building that meets the requirements