

Horniman CUE & Butterfly House Decarbonisation Design Tender

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Clarifications

Date	Clarification Request	Answer
29/05/2025	When do you envisage the tender for the contractors will take place and which route to market will be used?	This is to be determined as part of the consultant team works. Work will need to align with the Salix PSDS funding submission.
29/05/2025	With a 2026 project start is that right? So, to confirm, there would be no planning or design work expected this year?	The planning and design will need to be completed this financial year; with ends 31st March 2026.
02/06/2025	On your PSDS4 application, there is £0 grant allocated for this Financial Year and the design completion date is set to 01/08/2026. Does that mean you were intending to spend your client contribution in this financial year to cover that step earlier? If so, do you know how much of that you are planning to put to this work?	Can confirm that this is a client portion of the total cost, with no costs submitted to the Salix bid this financial year.
04/06/2025	Will contractors and other consultants be appointed directly or managed by the design team?	The appointed design team will manage contractors and other required consultants.
04/06/2025	Has a feasibility assesment been conducted?	Yes, a feasibility assesment with approximate costings was prepared as part of the PSDS application.
05/06/2025	Will the Butterflies be taken off site during works?	We anticipate the butterflies will either be taken off site or breeding managed to prevent a new generation metamorphasing around when the works are expected to take place. In addition, we will have a new nursery glasshouse able to take any plants that may need to be moved during works.
05/06/2025	Does being selected for the design component disqualify tenderers from applying for the installation/construction component?	No, the same public procurement process will be followed as for the design works.
05/06/2025	Can we receive the PSDS application documents and supporting documents?	Yes, contact hstenning@horniman.ac.uk for a WeTransfer link to these documents.
05/06/2025	What are the target environmental conditions for the butterfly house?	25-32C temperature, 30C optimum especially in winter. 70% or greater relative humidity. RH is controlled by misting and manual hosting, temperature and RH controlled also by motorised vents.
05/06/2025	Clarification on capacity and substations.	Has been captured as part of feasibility but will require confirmation as part of design stage.
04/06/2025	Is the Horniman looking for architect of M&E Lead	We have no preference, a lead will need to coordinate the other specialisms, such as cost, structural, planning (if required).
05/06/2025	Has the secondary glazing in Butterfly House been specified?	As part of feasibility but will require further investigation as part of design stage.
05/06/2025	What is to remain of the system?	To be determined as part of design stage.
05/06/2025	What is the make and model of the current heating system in the Butterfly House?	See photo on Page 2.
05/06/2025	Where is the substation for the BH and CUE?	To be investigated.
06/06/2025	We note the Standard T&C's are for Goods and Services; is it possible to provide a more suitable professional services agreement.	Our T's and C's can be used for professional services as well as contractors. Once appointed then we would be willing to consider alternative forms of contract.
06/06/2025	We do not undertake the PD role under the BSA. Will this preclude us from the bid?	We will require a costed proposal on how this will be managed as part of tender submission.
09/06/2025	Could I ask whether you operate a framework or approved contractors list for any smaller refurbishment / maintenance works, as we have a specialist works division which operates in this sector.	No we do not operate a framework.
13/06/2025	Question 2, Experience, please can you clarify the 500-word limit. Does it relate to 500 words per case study covering the bullet points or 500 words in total for the full question, excluding the CVs. Also are you looking for the case studies as appendices?	The 500 word limit relates to the questions excluding the case studies - which should be included as appendices.
12/06/2025	We appoint separate contractors to carry out the installation works. Please can you confirm whether this arrangement would be acceptable as a tender submission?	This is acceptable.
12/06/2025	For those who could not attend site visits are tender submissions still accepted?	Tender submissions will still be accepted. Please note in your submission if you have attended a site tour. The Horniman is a public site and you are welcome to attend a self guided tour at your convenience.

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Images

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16/06/2025	Can you please confirm which contract the construction works are to be let under? This will impact whether a Contract Administrator (traditional route contract) or Employer's Agent (D&B contracts) is required.	Contract Administrator - traditional route. Contract works are expected to be under JCT.
16/06/2025	Can you please confirm if you have, or intend to, appointed a Quantity Surveyor/Cost Manager	A QS would be included as part of the design team package.
16/05/2025	We would typically propose these contracts to be 'design and build' rather than 'traditional' to remove the risk of uneven liabilities on the interface between parties. Can you confirm that you are happy with this approach?	That is not the approach we would normally use, we would rather use the Traditional route.
16/05/2025	<p>The issue noted is that the grant profile and drawdown profile do not appear to align with the proposed pricing schedule.</p> <p>a.The current drawdown includes £0k in FY 25/26, £300k in FY 26/27 and £300k in FY 27/28. This is then broken down into £200k at approval (01/04/2026), £100k at out to tender (15/08/2026) and the last £300k on works in progress on site (01/05/2027).</p> <p>b.The pricing schedule indicates RIBA 3-4 are to be completed in FY 2025/26, RIBA 5 in FY 2026/27, and RIBA 6 in FY 2027/28.</p> <p>In our experience in PSDS projects funds are not allowed to move between financial years and any underspend of grant is lost. Whilst client contribution can be used to pay for RIBA 3-4 in Year 1, this may not be able to be reclaimed in Year 2 - highlighting a risk of grant underspend.</p> <p>In your Year 2 drawdown focussed on tendering, if orders are placed in November and works can therefore commence in December, this does not leave a large amount of time to proceed with the installation works.</p> <p>The programme can be amended to suit, so we advise being sure about this from now if possible.</p> <p>Are you able to provide more detail that will provide clarity on these concerns?</p>	We would work with the appointed design team to develop the programme in line with PSDS requirements. We understand that the PSDS contribution cannot be changed and had envisaged that the CUE project works would be more or less completed in year 2 with the butterfly works happening primarily in year 3.
17/06/2025	Is there a requirement for the design to be delivered to BIM Level of Detail (LOD) 2?	We do not require design work to be completed to specified standards.
18/06/2025	We understand that the Horniman Gardens Site is Grade II listed, however this does not appear to explicitly list the Butterfly Museum within the listing (Entry number 1000813); We presume therefore that there are no restrictions on the works other than to ensure there is no detriment to the surrounds of the existing building?	This is to be determined as part of the design process.
18/06/2025	Within the pricing document there are headings for M&E, Building Fabric and Project Management; Do you require Building Fabric to be split out between Structures and Architectural?	We believe the works to be structural. To be determined in the design process.
18/06/2025	Do you require Cost Management to be included within the PM role?	Yes.
18/06/2025	Please provide a copy of the previously referenced Feasibility Study undertaken to inform the Salix submission	Yes, contact hstenning@horniman.ac.uk for a WeTransfer link to these documents.
18/06/2025	Please also provide copy of the option appraisal considered as part of the PSDS funding application	This is part of the main PSDS application workbook included with the tender documents.
18/06/2025	Are there ancillary works required to complete the works, and what are their values over and above the Salix PSDS funding envelope?	To our knowledge, no ancillary works are required. To be determined as part of the design process.
18/06/2025	Is the mentioned misting system to be retained as part of the proposed revised installations?	This is to be determined as part of the design process. Some form of humidifier will be required to ensure the health of the butterflies and plants, this may be the existing system or a new system.
19/06/2025	Has the requirement for framing for secondary glazing been considered? Will the existing structure support the weight of additional panels?	This will need to be determined as part of the design process.
19/06/2025	Has the phasing for works within the CUE building been determined? Are staff to remain in the building during installation?	Ideally yes, but would be discussed with the appointed consultant once in place. We aim to minimise disruption to operation where practical.
19/06/2025	Contractors framework or open market?	Open market, we don't have access to suitable frameworks.
19/06/2025	Do you have a recent structural report for the CUE building? I.e., how well is it holding up considering its intended short lifespan.	No recent structural report.

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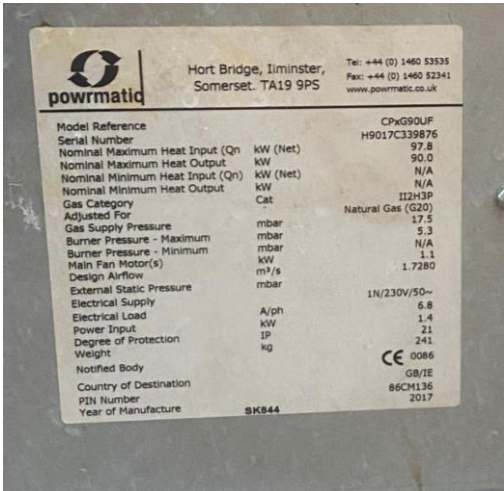
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Images

Location	Image	Description
Butterfly House	 A photograph of a white label for a Powrmatic gas cabinet air heater. The label contains technical specifications and contact information. The Powrmatic logo is at the top left. Contact details for Hort Bridge, Ilminster, Somerset, TA19 9PS are at the top right. The main body of the label lists various parameters such as Model Reference (CPxG90UF), Serial Number (H9017C339876), Nominal Maximum Heat Input (97.8 kW), and Nominal Minimum Heat Input (N/A). It also lists Gas Category (Natural Gas (G20)), Gas Supply Pressure (17.5 mbar), Burner Pressure (5.3 mbar), Burner Pressure - Maximum (N/A), Burner Pressure - Minimum (1.1 mbar), Main Fan Motor(s) (1.7280 m³/s), Design Airflow (1.7280 m³/s), External Static Pressure (1N/230V/50~), Electrical Supply (6.8 A/ph), Electrical Load (1.4 kW), Power Input (2.1 IP), Degree of Protection (241), Weight (0086 kg), Notified Body (GB/IE), Country of Destination (86CH136), PIN Number (2017), and Year of Manufacture (SK844).	Powrmatic gas cabinet air heater model information.