

BISHOPS ITCHINGTON SPORTS PAVILION
Responses to tender queries given in bold italics

1. The scope of works reference 'B15 Prefab Frames Constructions' refers to Solo Timber Frame 'drawings and NBS spec'.

Drawings from Solo Timber Frame are posted on the parish council website, documents 25 - 30.

2. Please could you confirm the intended finish expected to the inner facing external gable as marked on the drawing, as this cannot be ascertained from the plans, sections or elevations. Facing brickwork or steel cassette cladding system?

Metal cassette as per the walls.

3. The external wall finishes are specified/shown generally as a mixture of facing brickwork or steel cassette system, with Planning Dwg 1485-0500-06 referring to red facing brickwork and dark metal cladding. There are many steel cassette systems/metal cladding systems available in the market, are you able to confirm the preferred system and finish please.

This is a design responsibility of the contractor. Where no product is actually specified in the tender documents then the contractor is to submit their own proposals as part of their bid.

4. The rainwater guttering and downpipes are generally specified/shown as half round, but Planning Dwg 1485-0500-06 refers to square profile gutters and downpipes.

All rainwater pipes and guttering are to be square profile.

5. In relation to the door finish, it notes timber veneer and colour to be RAL7016. Please can you clarify if it is to be a timber veneer (oak etc) or are the doors to be a laminate finish to RAL 7016?

With regard to the door finishes, it will be up to the parish council to decide once the contractor is appointed. It is for the contractor to submit the actual finishes and colours so that this can be agreed with the parish council. I would suggest that you work on Timber veneer for now.

6. Are the specified 'u' values for the external aluminium doors & windows at 'centre pane' or 'overall'?

With regard to the 'u' values for external doors and windows at centre pane or overall, I have been advised that you should refer to the SBEM design calculations for minimum area calculated and individual elements. The windows will be a requirement of 1.1 but calculated as a whole building, this

could change if you designed other elements differently i.e. adding more wall insulation.

7. The proposed foundation design at present does not indicate depths based upon ground conditions etc.

The proposed foundations plan (document no. 32) suggests depths in the note at the top. You can also refer to the site investigation report (document no. 4) which preceded the foundation plan.

8. Crossfield's report suggests that no cart away is required from site. Is the topsoil strip / reduce level to be bunded / stock piled on site

The Crossfield's report (section 13, page eight) notes that any soil arisings not used on site (for example, for landscaping) should be taken to an appropriately permitted waste facility.

9. Can you confirm proposed finished levels on the external works

The topographical survey is provided and external works are the design responsibility of the appointed contractor. Furthermore, planning permission (document no 47) requires a landscaping plan including details of levels, which will also be the responsibility of the contractor. No finished levels have been assessed or proposed so far - see also our answer to the question about topsoil above.

10. There does not appear to be any cover levels / pipe sizes on the proposed new drainage.

Internal and external pipe sizes are given in the notes lower left on the proposed drainage plan (document no. 19). See also the notes on the Proposed External Works Plan (document no. 20) and Foul and Surface Water Drainage (document no 31). All works are to contractor design and to meet the requirements of Building Control and local water regulations.

11. Have any applications or approaches already been made, and consents or comments received back in regard to (a) the proposed new foul water drain connection into public sewer '1501' (b) the proposed new storm water discharge into the existing water course and the rate of discharge – currently designed by Richard Strauss as 5lt/sec.

No such applications have yet been made

12. The main foul run, proposed, appears to be running through the soft area of the adjacent playground. Will the council 1) Remove play fixtures and re-install upon completion of the drainage? 2) Will the play area be generally live during the construction works?

The Foul and Surface Water Drainage plan you refer to (document no. 31) shows that foul water drainage would link to the existing sewage system via a new drain under the playing field to the south east of the new pavilion. As part of agreeing with the land drainage authority (Warwickshire County Council) the details of the new surface water drainage to the north east, it will become apparent exactly what disruption will be caused to the playground by construction of that new drain, and the parish council will then be responsible for any necessary removal and replacement of play fixtures. Apart from that inevitable disruption during drain construction, it is intended that the play area remain open during the construction period. The drainage to the final connection location is to be determined so the route may change. No other cable routes as far as we are aware.

13. Is it the clients intention to use the existing club house for as long as possible or can it be demolished as one of the first operations on site.

The existing clubhouse will not be in use from the commencement of the contract and therefore the contractor will have possession.

14. Is it the intention that the existing tarmac footpath is to be extended in tarmac or just a designated grass pedestrian route.

The intention is for the footpath to be tarmac, due to use by parents with prams going to the play area.

15. Are the existing playground floodlights powered from the existing clubhouse? Is there a drawing indicate existing power routes?

Yes they are - there is no extant drawing of the power routes.

16. The Invitation to Tender refers to Highways Works but there are no works of this nature specified or shown as being required within any of the tender documents? We have therefore assumed we are to install a dropped kerb between the highway and the sites circulation road/car park, in line with the new security entrance gate only.

The highways works reference was particularly to the new car park. Your proposal for a dropped kerb seems appropriate, subject to any discussions with Warwickshire County Highways.

17. What is the specification and design for the new fencing either side of the new vehicular entrance gate? Is it to match the new vehicular entrance gate. What is the specification and design for the new pedestrian entrance gate? Is it to match the new vehicular entrance gate.

Please refer to specification Q40 Fencing & Q50 Site/street furniture/equipment in the Scope of Works (document 24 on the parish council website) coordinated with the proposed external drawings (document 20).

18. The architect's drawing seems to suggest there is a mono pitched roof on the Bin Store?

AT Architects have shown the store covered for security purposes, such as to stop people throwing things over the top

19. Please can you confirm what takes precedent is it the architects drawing – 1485-0602-02 Proposed Electrical Plan or the Room Data Sheets.

Neither takes precedent as they should be read together. The drawings are a general arrangement and the D&d data sheets (document 23 on the parish council website) provide further detail on some aspects such as specific power points for equipment not shown on the drawings.

20. In the electrical specification item 2.2 please could you confirm if the incoming power is 70KVA or 280KVA.

Ultimately the required incoming power requirements will need to be calculated by the contractor as part of the M&E design. D&d can provide a generic i.e. 'in the region of' for this type/size of project. A provisional sum of £7,500 for the incoming supply has been included in the revised schedule of costs, which is now on the website

21. Have you already made approaches to the Utility Services Companies for their proposals. Would you consider a Contract Provisional Sum being included for each service, that all tendering contractors can include within their bids.

The applications for statutory services are to be applied for and completed by the contractor. We have issued a revised Schedule of Costs which includes a provisional sum under "Services".

22. We have identified 4 no. new trees; grasscrete vehicular circulation hardstanding's and will allow for regrading and seeding areas of retained grass disturbed by the construction works. No further planting indicated or to be allowed?

There are some recommendations in the preliminary ecological appraisal (document 38 on the parish council website). Otherwise there are no existing planting plans, but a landscaping plan is required as part of the planning conditions, which will be the responsibility of the appointed contractor.

23. There appears to be no requirement of cutting back/trimming the existing bushes and trees on the western boundary adjacent to the new development area. Will this be by others? It is mentioned in the planning application/ecology analysis documents.

The overall project plan anticipates a container for sports equipment to be placed between the new pavilion and the boundary hedge. This is not part of

the current tender (other than making sure sufficient space is left), we anticipate any trimming to be carried out at the later stage when the container is installed by a third party.

24. Are we to include for the full discharge of planning conditions?

Fulfilling planning conditions will indeed be the responsibility of the appointed contractor.

25. With regard to the old pavilion, a demolition notice is not normally allowed unless a bat survey has been undertaken, but there is none in the paperwork.

The ecological study (document 38 on the parish council website) found no evidence of bats (see section 4.3.2)

26. We need to understand the reasoning for the programme phasing and costing split requirements and how each phase of the works will be instructed. Is it your intention that this project will be instructed with a single contract value and a single start and completion date covering all 3 phases of works, for which you require the works programme phasing & costings split purely for accounting/funding allocation purposes or is it so that each phase can be instructed at different times depending on when and if funding is received.

A major funding source will only fund “second fix” rather than the main structure, so we need to separate those costs from other parts of the work, calling them Phase 2. It is indeed our preference that this project be instructed with a single contract value and a single start and completion date covering all three phases of works, and we ask tenderers to bid on that basis, while reserving the right as stated in the Project Summary Section 4 to divide the work between different tenderers if we see fit.

27. There are certain elements that are difficult to allocate to a single phase or to distribute between the phases, could you please advise on how you would like this to be dealt with.

We have not issued any suggestions as to what works should be in which phase, looking to rely on contractors’ expertise in this matter, and to make sure that all aspects of the work are fully covered rather than fall into any gaps of our creation. We appreciate that some works may be difficult to allocate to a single phase, and would suggest you consider a percentage approach across the phases for such works, with an explanation of your approach given as part of your answer to question 4 in the Delivery Approach document.

28. For the avoidance of doubt please confirm that the Contract T&C’s will be based upon an unamended JCT D&B Contract 2016.

The Design and Build model contract as published by the Joint Contracts Tribunal in 2016 will indeed form the basis for the agreement with the

contractor, though we anticipate there may be some mutually agreed refinements in the detail

29. We are working on the basis that the contract will be 'full D&B' with this in mind please confirm if the existing design team are to be 'novated' to the contract or can we select our own design team?

There is no formal agreement to novate the existing design team, though they will be very pleased to respond if you approach them.

30. Are the pre-contract Architect and Structural Engineer to be Novated? Have fees been forwarded.

AT Architects have been appointed to the Principal Designer role, and that fee will be paid directly by the parish council. No other arrangements have been made, please contact the firms directly about their fee structures.

31. Solo Timber Frames appear to have been involved within the initial concept design. Are they the preferred contractor to be used on the scheme?

Yes, that would be ideal from our perspective, though no formal arrangement in place.