

WIVELSFIELD VILLAGE HALL

TENDER ADDENDUM / QUERY TRACKER

Date 16 September 2020



TENDERER			PROJECT TEAM	TRACKING		
Ref	Date Raised	Query	Response/ Tender Amendment	Status		Issue Date
				Query Outstanding	Response	
1	11/08/2020	The published notice states that this is an open opportunity yet in the Prelims under clause 3.1 General it states "The tender process will be single stage with a detailed set of tender documents issued to the tenderers that were successfully shortlisted ..."	The scheme is open to all. Please ignore the words in Clause 3.1 on Page 01/3 of the Tender Documents		✓	11/08/2020
2	12/08/2020	Arrangements to carry out site visit both internally and externally	Please arrange site visits as set out in Preliminaries Clause A12/250 Please note the incorrect email address included in A10/122. The correct address should be villagehalllettings@gmail.com		✓	19/08/2020
3	12/08/2020	Tender Return Details	Tenders are to be returned electronically to guy.roberts@rlf.co.uk, Tenders should be submitted between 10:00 and 12:00 on 21 September 2020. A receipt email will be issued to acknowledge safe arrival of the tender		✓	19/08/2020
4	12/08/2020	Could you please forward or direct us to the Part 2: Technical Submissions documentation?	Technical submission document issued		✓	19/08/2020

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5	13/08/2020	The CSA does appears not to make provision for any external works or drainage? Drainage – is this all to be carried out as part of Phase One – or can you identify split please? External works – is this all to be carried out as part of Phase One – or can you identify split please?	Updated Pricing Document Issued on 19 August 2020. Sketch Drawing Issued clarifying the extent of the External Works and the Phasing		✓	03/09/2020
6	14/08/2020	Existing toilet windows, which are noted for replacement but not on the window schedule drawing	They are the toilet windows on the right side of the existing south elevation, top hung opening light, to be fitted with a restrictor. They will match everything else (grey aluminium ppc). CAA will added add them on to the schedule		✓	14/08/2020
7	17/08/2020	Copy of the Asbestos Register		✓		

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8	10/08/2020	Issue of Updated Crofton Design Tender Package	Updated Crofton Design Package issued by Zipped Folder. This includes; Dwg E-1001 Rev D4-T03 (Store Lighting Added) Dwg E-2001 Rev D4-T03 (Store Smoke Detection moved) Dwg P-1001 Rev D4-T03 (External Tap Added, Revision Corrected) Dwg P-2001 Rev D4-T02 (Revision Number Corrected) Spec SP-M-0001 Rev D4-T03 (Client Name Corrected) Spec SP-M-0002 Rev D4-T03 (Client Name Corrected) Spec SP-M-0003 Rev D4-T03 (Client Name Corrected) Spec SP-M-0004 Rev D4-T03 (Client Name Corrected) Spec SP-E-0001 Rev D4-T03 (Client Name Corrected) Spec SP-E-0002 Rev D4-T03 (Client Name Corrected) Spec SP-E-0003 Rev D4-T03 (Client Name Corrected)		✓	19/08/2020
9	19/08/2020	Cranked steelwork to Phase 2 – how is this supported.	Allow for 152 x 89 x 16 UB grade S355 and a boot lintel to pick up the outside leaf – frame vertical element will not go to the floor		✓	21/08/2020
10	19/08/2020	Electrical Specification 4A has not been received, but is required – please forward	See updated package issue from Crofton Design		✓	19/08/2020
11	19/08/2020	No beams / lintels identified to DG04, WG01 and to new blank opening in Gents WC in phase 1A – please confirm requirements	Allow for two 215mm x 100mm wide PPCL (one per leaf)		✓	21/08/2020

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12	19/08/2020	Lintels L6, 8, 9 referred to lintel schedule but I cannot identify location on the plans – may be for above items? Please confirm location.	Not Used, should have been removed will remove prior to construction		✓	21/08/2020
13	19/08/2020	Following removal of external wall to Reading Room in Phase 1, is any new support required to the roof?	The roof is changing and will be supported on the proposed external wall. That wall line won't pick up any roof		✓	21/08/2020
14	19/08/2020	Spec page 6 refers all internal doors, frames, ironmongery to be re-used.	Existing ironmongery and furniture can remain on doors which are being retained. New doors should be as per the 'Ali Door Furniture Denleigh ironmongery' document included with our documents and which are closest that we could find to the existing.		✓	20/08/2020
15	19/08/2020	New doors – please confirm spec – paint grade, veneered, are 35mm thick doors suitable for use in a village hall and to achieve half hour fire rating?	Ply for paint and yes, on reflection that's a fair point, we'll upgrade the doors to 40mm thick. Schedule will be updated		✓	20/08/2020
16	19/08/2020	DG03 A & B – please provide drawing and specification details. Hatch and shutter	These are both existing. DG.03A is an under the counter door, much like on a bar in a pub, while DG.03B is an existing shutter. I'll look up a shutter type but the existing will only be replaced if building control require that		✓	20/08/2020

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17	19/08/2020	DG16 this is a single door, bot a pair of doors as schedule?	Correct, it's a single door to a disabled wc, not a double door. The door schedule will be amended		✓	20/08/2020
18	19/08/2020	Door types EXT1 and INT1 assume none required	Correct		✓	20/08/2020
19	19/08/2020	Ext door type EXT2 note requesting gms security plate identified on dwg 323 001 but not on 32 002. Is this required?	Yes it is; we thought that the door elevation on (32) 001 was sufficient to show what is needed. (32) 002 is for frames.		✓	20/08/2020
20	20/08/2020	Pricing Document in Excel Format	Issue of Excel Pring Document		✓	20/08/2020
21	20/08/2020	Updated Window Schedule	Issue of Drawing C1732 (31) 001 T2 Window Schedue Sheet 2		✓	20/08/2020

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22	19/08/2020	In the 'Outline Schedule of Works and Construction Notes' the new External Cavity Walls are noted as being Brick external leaf, Min. 50mm Cavity, 50mm Kingspan Insulation & 100mm Celcon inner leaf, which would suggest a 300mm overall wall thickness. Whereas the Section Drawings S01-S06 depict 350mm thick external cavity walls. Could you please confirm the thickness of the Celcon blocks required for the inner leaf, as they appear on the drawing as being thicker than 100mm.	The walls are brick external skin, 60mm cavity, 50mm insulation and 140mm blockwork, as shown on the details (30) series of drawings.		✓	20/08/2020
23	19/08/2020	What is the roof pitch of the existing building	Roof pitch it's as existing which is 46 degrees.		✓	20/08/2020
24	20/08/2020	Structural design for roof timbers	The reasons for using traditional cut and pitch are two fold; one, it's far less specialist to have a carpenter building to an existing roof, (which we don't know is truly square or not), than waiting for trusses which are all different, and two, the roof off over the east end has a part coffered ceiling to give some extra height, that over each store room are only small and the one over the west end can be used for storage, and the roof over the parish office is all utilised for a meeting room and storage area, so there is no scope for trusses in that particular extension. Include a price for cut and pitch roof by area Include a Provisional Sum of £2,000.00 for steelwork in connection with the roof construction.		✓	03/09/2020

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25	19/08/2020	Is there a finishes and FFE schedule and or room data sheets could be issued, clearly identifying what is to be allowed	There is no such document at the moment as there are no plastered walls, other than in the kitchen, anywhere in the building and that doesn't change. Make good only to any areas of plaster in the kitchen damaged by say knocking through to the extended area then complete new plaster in those extended kitchen areas. Flooring types are noted on drawings, ceilings are plain plaster skim and emulsion painted and tiling is splashback only, above wash hand basins as there is so little of it. The kitchen fit out will be by others as a specialist kitchen supply and fit item. I would expect kitchen units to also include an upstand to the rear, against the wall, as they will all be stainless steel.		✓	21/08/2020
26	19/08/2020	Currently there is no indication as to extent of replastering of existing walls (ie only allow locally around openings, or is kitchen for example replastered in full	We only have plaster in the kitchen; a site visit would help them in this respect.		✓	21/08/2020
27	19/08/2020	Is new store adjacent kitchen plastered or are the existing external brick walls left exposed.	No plaster, yes the brick walls will be left exposed and the blockwork and timber walls painted with emulsion (mist and two full top coats)		✓	21/08/2020

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28	19/08/2020	Is there any wall tiling or hygienic wall surfacing required.	Allow for white ceramic tiles, 150 x 150mm, two rows high above each whb, including that within the children's toilet. (Allow a PC Sum of £50/m2 for the supply of wall tiling)		✓	21/08/2020
29	19/08/2020	Is the existing kitchen partly retained or fully removed.	It the intention is for it to be fully removed and replaced with new		✓	21/08/2020
30	19/08/2020	Is the new kitchen part of this contract or being fitted out by others.	Supply and fit is by others but the contractor will need to provide attendance		✓	21/08/2020
31	21/08/2020	Windows – note on elevation drawing – “dark grey coloured back glass to part of extension to the west end of the north elevation” – please identify which windows. Is this window film or coloured glass?	Drawing has been amended. Drawing C1732 (21) 001 Rev T2 is issued		✓	24/08/2020
32	21/08/2020	Any manifestations required to glazed areas – if so please identify	Yes, on windows and doors: WG 02 to WG 11 inclusive, WG 13, WG 15A, WG 16 and WG 17. Design will have to be as clients requirement but just allow for an adhesive backed film, not etching		✓	24/08/2020

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33	21/08/2020	No lintels identified to new openings WG13 and WG14	If it's a cavity wall once opened up use a Birtley Cavity lintel to match cavity width, other wise use a 215mm deep x 100mm PPCL and a boot lintel		✓	04/09/2020
34	21/08/2020	Is there a spec for sanitary ware	Zipped folder issued		✓	24/08/2020
35	21/08/2020	Is the Signage to the East Elevation by client	Please allow for the removal and the refixing of the existing "WVH" sign		✓	24/08/2020
36	21/08/2020	Is all external timber to be Western Red Cedar and treated with two coats Sadolins? Or Is the fascia / soffit treated softwood?	New cladding yes, western red cedar treated as described; fascia and soffit treated softwood to match existing		✓	24/08/2020
37	24/08/2020	Can you confirm if the new walls are the plasterboard partition detail as per construction notes or internal blockwork walls?	You won't find a detail as none of them are plasterboard walls; they are all 100mm paint grade blockwork, similar to what is existing elsewhere in the hall, which is what the hatching on the walls represents.		✓	26/08/2020
38	25/08/2020	TENDER SUBMISSION NOTE	Please submit the last two years of your company accounts as part of the tender ackage		✓	26/08/2020

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39	25/08/2020	On technical question 6, do the CV's and organisation chart count within the 500 word count limit or can these be provided as appendices?	We confirm that CV's and Organisation Charts do NOT count towards the word limit for this question.		✓	26/08/2020
40	25/08/2020	Drawing C-1732 (20) 001 T1: The grass/rubber surface/decking and planter are assumed to be outside of our scope of works?	Correct; they are all on the south side of the building and form part of the play school's outdoor play area. All are existing and if they were to be amended it would be done by the hall committee.		✓	26/08/2020
41	25/08/2020	Can you confirm the extent of works to existing plasterboard ceilings, for example skim and paint (if artex is not too thick) , over-tacked and tape and jointed (to reduce artex disruption), or repairs and decs only?	Skim over artex and paint in 2 coats white emulsion		✓	26/08/2020
42	25/08/2020	Drawing Rco 240 /01 Rev 01: The oak tree 'T04' shows a hatched line of tree roots going under the existing building and new extension which states "Category A Trees Existing trees (root protection areas) assessed to be 'Category A': high quality and value". Can you clarify if these roots are to be cut back during construction or are protected?	Protected. Hand digging will be required where tree roots impinge upon the new foundations		✓	26/08/2020

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43	26/08/2020	Could you confirm if the tender should also include pricing for Phase 1A works, or just be exclusively Phase 1.	The Tender price should include all phases, i.e 1, 1A, 2 & 2A.		✓	26/08/2020
44	27/08/2020	The phasing drawing does not encapsulate the hall and the GA's only state 'existing to remain'. Are there any works such as ceiling/door/skirting decs?	No: the hall and stage are not directly affected by the works		✓	03/09/2020
45	27/08/2020	Drawing Rco 240 /01 Rev 01: The oak tree 'T04': Can the structural engineer guarantee integrity to the new foundations which have to formed around this tree's roots?	SWP have provided additional heave protection as per section 5 and 6-6 which is a detail used before in similar situations		✓	04/09/2020
46	27/08/2020	Drawing Rco 240 /01 Rev 01: The oak tree 'T04': To clarify, the existing tarmac, concrete bench bases etc that are in protected trees vicinities will have to be excavated by hand?	Hand digging will be required where tree roots impinge upon the new foundations		✓	04/09/2020

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47	27/08/2020	Drawing Rco 240 /01 Rev 01: The oak tree 'T04': Is the soil type from the foundation inspection holes available? Is the soil of a clay type which may be effected by the oak roots which could cause subsidence?	The soil is clay and trial hole were dug. The existing foundations appeared to be intact and in good condition. Thus our foundations are to form at the same level.		✓	04/09/2020
48	27/08/2020	The gas only feeds the existing kitchen hob/oven, and the new kitchen appliances are all electric. The existing gas meter is where the new kitchen extension will be located. Can you confirm if it is the GC's or clients responsibility for removing this and the underground gas pipework?	Include for liaison with the client's gas provider to have the gas meter removed and liaison with national grid to have the buried gas main disconnected and cut back. Include a provisional sum of £2,500.00 to be included to pay for the works by the gas provider and national grid.		✓	10/09/2020
49	27/08/2020	The M&E scope of works and drawings only includes for works in Phase 1, nothing allowed for in Phase 2, please confirm	Provisional Sums are included in the Pricing Schedule for works to Phase 2 and Phase 2A		✓	03/09/2020
50	27/08/2020	The existing miscellaneous loose items at site were to moved by others. Please confirm that this is outside of our scope of works.	Don't know what these are but generally yes, the hall people will move loose items such as play furniture		✓	03/09/2020
51	28/08/2020	Please provide LV Schematic	This indictes the proposed new distribution but we await final details for the existing DBs that we are to connect to.		✓	10/09/2020

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52	28/08/2020	Please provide Distribution Board Schedules if available	Not Available		✓	10/09/2020
53	28/08/2020	Please provide Material/Equipment Schedules if available	Issue of Schedule of Equipment		✓	10/09/2020
54	28/08/2020	Please confirm make and manufacturer of wiring accessories	This indicates the proposed new distribution but we await final details for the existing DBs that we are to connect to.		✓	10/09/2020
55	28/08/2020	Please confirm type of wiring system proposed	Twin and earth cabling...contractors choice of manufacture		✓	10/09/2020
56	28/08/2020	Please advise of any incumbent/nomited specialist suppliers for Fire Alarm, Security, Data, Lightning Protection?	Contractors choice for fire alarms. No other systems are being installed		✓	10/09/2020
57	28/08/2020	Please provide Primary Containment drawing or provide details of primary containment allowance?	Contractor to include for galvanised steel tray extending through ceiling / roof voids.		✓	10/09/2020
58	28/08/2020	Please provide Electrical Particular Specification?	This should have been issued with the original tender documents		✓	10/09/2020

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59	28/08/2020	Please provide details of Lighting Control System to be installed?	Manual switching only with exception of toilets which shall have PIR detection		✓	10/09/2020
60	08/09/2020	Sanitary Installations	The Architect has had a rep on who is dealing with a quote for the sanitaryware; he advises that, although on the Armitage Shanks website, both the Regent wc and whb are now obsolete and has given a straight alternative, in Ideal Standard. CAA have updated the schedule, as now issued. The update is in blue.		✓	09/09/2020
61	10/09/2020	Technical Question 3 Technical Question 5	Confirmation that word limit for the responses to these technical questions has increased from 500 words to 1000 words.		✓	11/09/2020

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62	11/09/2020	The summary scope states the following: - Black Stained Western Red Cedar By Vincent Timber Carl at Vincent Timber; he has stated that the specification should be the following based on the profile as rebated Euro Channel 18f x 137f/120mm face. - Cape Cod Pre-Painted Cladding System with 15 Year Warranty or - Semi Transparent Finish Cladding System with a 8 Year Warranty	Amended to Cape Cod, as a solid colour, (standard one) Revised Schedule of Works Rev T2 issued to confirm.		✓	11/09/2020
63	15/09/2020	Please confirm how the proposed Drainage Installations at the above are to be split, in relation to the phases.	All Drainage is to be included in Phase 1 with the following exceptions; - Surface Water Connections from the new Intercepting Chambers serving the Proposed west end construction. - Foul Water System to the Parish Council Offices including new Intercepting Chamber to be terminated at the same point as shown on the CAA sketch drawing splitting the phases (See Item 5) All this drainage is to be included with Section 2.		✓	15/09/2020
64	15/09/2020	Please confirm where in the Pricing Document, we are to enter the cost of the Sanitary Ware.	Please include an item for the Sanitary Fittings as the last item on the bottom of page 4/2 of the Pricing Document.		✓	16/09/2020