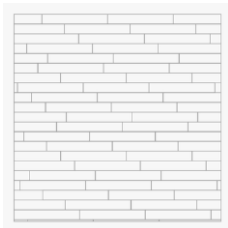


**Clarifications for St Minver  
Contracts Finder  
Reference no. StMCH0001  
Date of Issue – 31<sup>st</sup> January 2024**

1. Please provide proposed levels to building.  
[See updated drawings](#)
2. No ground investigation provided. Currently assumed 900mm deep foundation as section.  
[Correct, for tendering use the provisional drawings for building regulations](#)
3. Frame - No detailed sections  
[See new sectional drawings](#)
4. Frame - No sizes of steelwork supports  
[Most timber frame manufacturers will specify this as part of their package. The timber frame will be manufactured off site for this tender.](#)
5. No details to eaves/verges provided. Stated as PVC fascia's/gutters  
[Soffit, facias and rainwater goods \(all PVC\) as per the drawings.](#)
6. Roof - No details to abutments provided.  
[This will vary between manufacturers of roofing systems. We would expect to fitted to the manufacturer's specification.](#)
7. Currently priced for IKO Armourplan membrane in lieu of GRP  
[This can be discussed once the main contractor has been appointed as long as it meets a similar specification to the GRP and is not an inferior product.](#)
8. Skirting and architrave stated as MDF Burford profile. However, decoration stated as "stained". Please provide size of both.  
[Architrave 70ml](#)  
[Skirting 96ml](#)
9. Please provide specification for all internal door ironmongery.  
[This will be selected nearer the time but we will expect a commercial rated handle](#)
10. Please provide details of cladding building up. Assumed cladding to have counter batten on vertical boards. And single batten on horizontal cladding.  
[Yes, it will be counter battened as per manufacturer's instructions \(Cedral Click\)](#)
11. Please provide details of where external walls sit above lobby area. Note the steel supports do not align between plan and elevations. Is the lobby roof bigger than shown on elevations or vice versa?  
[See new sectional drawings. The double height lobby section will continue to the load bearing wall half way in the building as this reduces the numbers of steel.](#)
12. Please provide type of lintels to external blockwork skin. Currently assumed Catnic CTF5  
[Yes, please assume standard Catnic lintels.](#)

13. Please provide details of the external canopies (front and rear).  
This was assumed that it would be part of the timber framed package therefore designed within the structure of the building and manufactured off site.

14. Please provide the size/pattern of Amtico Spacia flooring.  
184.2 x 1219.2mm – Stripwood pattern



15. Please provide spec of Altro floor drains to showers and disabled WC's  
Mcalpine TSG2-WH trapped 75mm vertical outlet gully. White for sheet flooring.
16. Ceiling - No sections provided. Currently stated as plasterboard to underside of joists. However electrical spec states 600x600 suspended ceiling lights. So, are the ceiling vaulted or suspended? Note if not suspended the ceiling height is 3-4m  
No plasterboard to the underside as now a full fire / acoustic suspended ceiling system throughout.
17. Same applies to lobby area. Note if not suspended the ceiling height 4.8 - 5.5m  
Yes, assume suspended ceiling height in this area. If a better cost-effective way of achieving this is possible, it can be negotiated with the main contractor.
18. Specialist coving with LED lights stated in electrical spec. Please provide details and locations.  
The perimeter of the two main community halls, again contractors have preferred suppliers but it is to be a small discreet colour changing LED build within a square coving system.
19. Fittings  
Tender document M has some excluding vat errors and some prices have changed.  
Unsure what this relates to as the pricing was correct at the date of issue.
20. Please provide specification for all sanitaryware.  
Main contractors and sub contractors have their preferred suppliers for sanitaryware. We would expect quality, commercial grade porcelain and taps.
21. Please provide location of EV car charging point.  
This will be located at one of the parking spots, nearest the plant room to reduce cable runs.
22. Specification mentions ducts for floodlights to pitch. Please provide detail of location of the lights. Are the floodlights new or existing? Specification please.  
This is only a duct to go outside of plantroom. They are not currently installed and will not be installed for at least 2-3 years therefore just a duct is required at this stage.

23. Please provide the extents of the siteworks? Does this include the football pitch and path around it?  
No, it does not include the pitch or the pathway on each side of the pitch.
24. Please provide proposed levels for the site.  
See new drawing
25. Please provide details of the tarmacking of the carpark. Currently assume all new with CCC tarmac spec of 135mm thick with 150mm hardcore.  
No, we want to retain as much as the remaining tarmac as possible and as per the specification, large areas will be patched into the existing. The specification for the tarmac will be typical for car parks.
26. Please provide specification for "colour patterned concrete" paths  
Colour and pattern to be confirmed with sub-contractor. The depth of sub base and concrete to be suitable for foot traffic.
27. Are parking line markings required?  
Yes
28. Are kerbs required to edges of tarmacking? Currently assumed HB2 type and BN for drop kerbs all the way around.  
Yes correct
29. Please provide locations of rainwater harvester and soakaway? Currently assume these to be in north side grass area of proposed building.  
This can be discussed with the main contractor but either the north side or the south east side would be suitable (tree root dependent)
30. Please provide details of surface water drainage to car park area? Currently assumed a Aco channel drain across centre of the parking which is connected to the soakaway.  
Yes, this would be a suitable method for the tendering process and to be confirmed
31. Please provide size and details of proposed soakaway? Currently assumed a 10x5x1m crate system.  
No percolation test has taken place therefore your assumption is suitable for the tendering process.
32. Please provide cover/invert levels to all proposed drainage.  
All drainage to match the current tarmac surface.
33. Specification states connecting into existing foul manhole onsite. Please provide location. Assumed to be the existing manhole at the entrance of the site?  
Build a new manhole/ connection to the existing sewer in the entrance next to the existing manhole.
34. Please provide details of existing drainage to be kept.  
The existing will be capped and left in situ. It is understood that the small community hub at the end of the run feeds directly into the road (TBC)

35. Existing manholes within car parking area. Do these covers need updating to vehicle grade?  
Yes
36. Please provide cover/invert levels to all proposed drainage. including existing manhole connection  
See amended topographical drawings
37. Please provide survey of all existing services onsite.  
No survey is required as existing connections are within the current buildings. It is assumed that there are no services within the new building area but main contractor to test this before any digging commences.
38. Specification states to extend all services to new building. Please provide details/locations of these services.  
See above – this will be agreed depending on which connections are taken i.e water, either from scout, guide or football building depends on which is easiest to use.
39. Please provide locations of floodlights/EV chargers/harvester for associated ducts required.  
See above
40. Currently allowed new ducts from existing pole on roadside to plant room  
This seems a good assumption for the electrical connections.
41. Assume all tarmacking, kerbs, and 3nr buildings to be removed.  
No, we want to retain as much tarmac as possible but 3 building are to be demolished.
- Has an Asbestos survey been carried out? No as most contractors have a preferred supplier to undertake this.
42. Store/WC building  
Discrepancies between drawings and brief spec. Cladding vs render. Single block vs timber frame/cavity wall.
43. Please confirm requirements of the construction.  
As per the specification, it can either be timber frame with a block outer skin or a twin block cavity wall, either system can be cladded using cedral click systems as per the main building.
44. Please provide details of roof coverings? Slate? Yes
45. Please provide details of the wall/floor/ceiling finishes in the WC.  
As per the specification for the internal disabled toilet located within the main building i.e altro flooring
46. I have been on to National Grid and they have no record of quotes being requested from anyone for the disconnection and new supplies required. Are you ok if we include a provisional sum of say £10k to cover disconnections required to demolished units and re-connections required to the two blocks?  
Yes, good assumption.