

CVIM - D&B Procurement Bidders Day-Clarification Questions and Answers Log

Q. No.	Question	Response
1	How are the contract amendments being issued?	All amendments have been posted on Contracts Finder.
2	Could you clarify the tender submission date?	It is 12:00 (noon), 5th July 2024.
3	Is there any asbestos expected?	The demolished buildings were checked before being demolished, and a ground survey has been conducted.
4	Has UXO Survey been conducted?	No, it hasn't but it is very unlikely required due to previous use of area.
5	Is the construction start date set in stone?	No, there is opportunity for this to be brought forward into the RIBA Stage 4.
6	What is the relationship between Boehringer Ingelheim and the Pirbright Institute?	Boehringer Ingelheim is a sub-tenant of the Pirbright Institute, and have supported the design.
7	During the site walk heavy duty drain covers were noted next to proposed site.	CCTV Survey undertaken of the drainage. The information is provided in the tender pack.
8	Are there set limits on vibration that need to be adhered to?	There are no set vibration parameters as it depends on what insects are being bred and the point in their lifecycle. Given the distance between the Insectary and the new CVIM building site, it is thought that the impacts would be minimal and the best mechanism to handle any potential issues is through communication/discussion and providing sufficient notice as Pirbright can then implement necessary mitigation if required.
9	Is the GA fixed?	The minimum size of all spaces have been calculated, and included in the tender information.
10	Do we have a recommended supplier for the Facility Management System?	No, independent system for CVIM.
11	Do we have a recommended supplier for the BMS?	Yes. Schneider equipment to be compliant with the site standard. Third parties installer can be used.
12	Would the contractor be novating the design team?	No, the design team is not planned to be novated.
13	With reference to the Common Assessment Standard Questions. Can we create a separate document for our answers.	Yes, that is acceptable.
14	I am trying to locate the following documents stipulated in the 'Method' Questions please: 'Key Contractor Roles' document in the Employer's Requirements	The documents CVIM - Contractor Key Roles has been uploaded into Drop Box Appendix 4-Works Information and Prelims This is only available to those that have provided a Confidentiality Agreement and have been given access to Drop Box.
15	Please confirm if GENT or MX system is required for Fire alarm.	A GENT open protocol fire alarm system is required.
16	There is mention of "Second Stage Tender" in the preliminaries document, please clarify what you mean by this.	Please note that this is a Single stage design and build procurement strategy, with design released at RIBA stage 3 using the NEC 4 Option A Fixed Price with Activity Schedule contract.
17	There are limitation to the programme such as "Exams, open Days" etc. stated in the preliminaries. Please provide details	No requirement for these items in the programme (Open days, exams, graduation, intake) Please ignore
18	Please confirm retained consultant/advisor services and their remit in Stages 4, 5 and 6. We need this information in order to correctly scope the Stage 4, 5 and 6 delivery.	The retained consultants will be: Building control - Socotech Planning consultants - RPS Client Monitoring Team - Scitech
19	The BIM Execution Plan (BEP) references Employer Information Requirements (EIR). We are unable to find this document in the tender pack, please provide.	The Employer Requirements also referred to as the Employer Information Requirements (EIR) are the whole package of information contained in Appendix 4
20	Civil and Structural Drawing M6603-S-DR-1121-04, first floor slab is actually M6603-S-DR-1121-02 for the ground floor slab. Please provide M6603-S-DR-1121-04.	Refer to attached updated drawing M6603-S-DR-1121-04 rev 01 showing the 1 st floor slab plan.
21	Are we able to submit proposals for alternative solutions alongside a compliant bid?	Only a compliant bid should be submitted, alternative solutions will not be evaluated

22	Please clarify the format and timing of the presentation/interview. There is conflicting information in the documentation. We assume the presentations will be prepared for the shortlisted interviews and we do not have to submit with the tender return	The presentation will be for the shortlisted tenderers as per the evaluation method (see section 5). Further information relating to procedures, confirmation of attendees, interview times etc will be provided to the short-listed tenderers. It is anticipated that these interviews will take place on the 5th August 2024. We do not expect the presentation to be submitted with the tender return.
23	Please clarify the scoring criteria for each of the submission elements. There is conflicting information in the documentation.	The scoring criteria is as presented in the method statement questions and will be based on the following: Written - 60% Presentation - 10% Cost - 30%
24	Is there a specific Employers Requirement document or does the whole package of information constitute the Employers Requirements?	The Employer Requirements are the whole package of information contained in Appendix 4
25	Will the employer retain responsibility for information provided by third-party surveys, can they be relied upon by the successful tenderer at no cost?	Please refer to the Prelims section A13 130
26	There is a MVHR shown on drawings but no schedule. Please could you advise as we have no details to price it with.	The flow rates for the MVHR are shown on drawing 30677-BS-DR-5003, please refer to 30677-BS-SP-0002 Building services materials and workmanship specification sections 60_65_03_87, Ss_65_80_05/210, Pr_30_59_48_04 for unit details. The contractor will be required to calculate the external static pressure as part of their Stage 4 duties, at tender stage the contractor may wish to consider estimating the static pressures based on UK Part L specific fan power limits.
27	Please confirm details of any special clearance considerations for the site compound area and specification and details for the reinstatement of the area post completion of the work.	For the two proposed site compound areas: It is recommended that vegetation is removed outside the nesting bird season (March to September inclusive and if this is not possible, then a suitably experienced ecologist should check for active bird nests within 48 hours prior to work commencing. An ECoW will be required for any ground investigation or otherwise destructive works and should be contacted to provide advice. Please refer to documents in Appendix 5 - Ecology folder with particular reference to 784-B042842 The Pirbright Institute ECoW Report If the tenderer proposes alternative areas, the requirements will need to be assessed based on the area identified. It is expected that the area used for the site compound will be reinstated as far as reasonably practical to a level, cleared state at the tenderers expense.
28	Please could you advise if we are able to submit our response in our own format, providing we adhere to the page limit?	The format of the response is at the discretion of the tenderer providing it meets the requirements set out in the ITT and method statement documents
29	1. Building Services Drawings – The following drawings have been supplied in a format that we cannot open (.u2plh). Can they be reissued in pdf and/or dwg format. a. 1020-B1 Ground Floor AHU Zoning and Pressure Regime Layout. b. 1110-B1 Incoming Water Supply. c. 2001-B1 Ductwork Sections Sheet 1. d. 2002-B2 Ductwork Sections Sheet 2.	The drawings can be opened with Adobe Acrobat Reader.
30	2. Process Drawings – As per 1. a. 1001-B1 Proposed Process Gases Layout. b. 5001-B1 Compressed Air Schematic. c. 5002-B1 Gas Schematic.	The drawings can be opened with Adobe Acrobat Reader.
31	3. First Floor Slab Plan (Civil & Structural) – 'Drawing 04rev01 First Floor Slab Plan' contains the ground floor slab plan drawing again. Can the actual first floor slab plan drawing be issued.	Refer to attached updated drawing M6603-S-DR-1121-04 rev 01 showing the 1 st floor slab plan.
32	4. External Drainage Invert Levels – The proposed drainage drawings for the existing drainage do not note the invert levels (other than 2 manholes). This information is required to calculate the depths of the proposed drainage. Can this information be supplied.	Please refer to revised drawings (M6603-DR-01-rev 04 and M6603-DR-02-rev 03) showing estimated cover and invert levels for FW and SW drainage that can be used to calculate proposed drainage depths for tender purposes.
33	5. Site Photographs – We note that photographs were not allowed to be taken at the site visit. Can photographs of the site location be supplied so that we share with our supply chain.	Please refer to the various photographs/google maps in the tender documents
34	6. FF&E Equipment Schedule / List – Can a complete FF&E equipment list / schedule be provided to provide clarity on group 1, 2 and 3 items as well as exact quantification of each specified item. This is due to ambiguity between the specification and the drawings.	Please refer to Client definition 30677-AR-DR-1101-B1 Ground floor zone 1 client definition.pdf & 30677-AR-DR-1102-B1 Ground floor zone 2 client definition.pdf this identifies Group 1,2 & 3 items as per the key
35	7. Programme – We note the proposed start date and completion date. Can the rationale and milestones around these dates and programme be shared.	The programme contains the key dates - see section 6 of the PEP. It is expected that the tenderer will submit a programme based on the scope of works and the tenderers expected activity schedule.

36	8.Acoustic Report – The design information refers to an acoustic report, can this be provided. Note that the report included in the ITT is for external.	The Stage 3 design information only included an external acoustic assessment and the internal target noise levels compliance will need to be part of the Contractors Stage 4 design. The Stage 3 HVAC is designed to achieve the Noise Rating levels (NR) levels noted on the Client Definition drawings although this is to be verified during Stage 4 by the Contractor.
37	9.Incumbent Design Team – Can a register of the entire incumbent design team, including all specialist and sub-consultants be provided.	No - The client design team is not being novated.
38	10.Incumbent Design Team Fees – Can the fee proposals for the incumbent design team be provided for review including their fees to complete the design post RIBA stage 3.	No - The client design team is not being novated.
39	11.Programme Requirements – We cannot locate the 'Programme Requirements' document referenced in the method statement and presentation questions document question 1.2. Can this be provided.	Please see section 6 of the PEP
40	12.Method Statement a.Q2.1.b Key Project Role (Part B) – The question asks for names, summary of role etc. and CV for each of the 29 identified key contractor roles, with a limit of 1 page which is an extensive amount of information required for a low page limit. Is this question to be answered strictly as per the key contractor roles or is it to be answered on the basis of the key contractor team (design lead, project manager, commercial manager etc.). b.Q2.2 Resource Schedule - Is there a template to be completed in response to this question.	Q2.1a: The response should provide the names of the organisations that will be working on the project. This should cover: names, relevant experience and added value. The Key Contractor Roles document provides a guidance of the roles that would be expected. Q2.1b: The response should provide a list of individuals against the roles identified in Q2.1a detailing names, relevant experience and added value. The CVs can be provided as an addendum and will not be counted in the page limit. Q2.2: The resource schedule should cover the design, pre-construction and construction delivery team. No template has been provided.
41	13.Employer Requirements – We cannot locate the 'Employer Requirements' document referenced in the method statement and presentation questions document. Can this be provided.	The Employer Requirements are the whole package of information contained in Appendix 4
42	14.Piling Loads – Drawing 1211-11 Pile Layout notes loads for the 8 helifix screw piles however no loads are noted for the 60 other piles. This information is required to price the piling. Can this information be supplied.	Piling Loads are shown on tender drawing M6603-S-1121-01 rev 1 as highlighted on the attached document
43	CMR Sensors - Are the CMR Pressure sensors hardwired with 4-20mA feedback or to be monitored over high level interface on the BMS?	CMR sensors are to monitored over high level interface
44	CMR CAV Control / Monitoring - Are CAV controllers to be controlled by the BMS? Or monitoring only over high level interface	CAV controllers are to be monitored only via High Level Interface. The minimum points to be monitored are: Setpoint, Volume, Damper Position
45	Heat Pump & Chiller Control - Is the BMS to control the heat pump and chiller or monitor only over high level interface to each	The Heat pump and Chiller are to operate under their own controls There will be a hardwired enable signal from the BACS to the heat pump and chiller There will be a High level Interface between the BACS, the heat pump and the chiller for monitoring purposes (fault, setpoint etc.)
46	AHU VSDs Duty Standby - Is there a VSD per fan on each AHU, 2 on supply and 2 on extract. Or is it one VSD supplying 2 fans. Are the VSDs to be supplied as part of our (schneider electric) scope	One VSD serving two fans (as stated in 30677-BS-SC-007 - BACS Points list) and VSDs to be supplied by the BCAS contractor as stated in section 3.0 of 30677-BS-SP-0003 BACS Functional Design Specification
47	"There are 6 reheats off of the ISO 7 AHU on the BACS points list (30677-BS-SC-0007 BACS Points List) whereas there are 5 on drawing ref (30677-BS-DR-5001-B1 HVAC schematic ISO7 cleanroom suite). Then there are 7 reheats for ISO 8 on points list (30677-BS-SC-0007 BACS Points List) but 8 on drawing ref (30677-BS-DR-5002-B1 HVAC schematic ISO8 areas). Presumably a typo, which one is correct?"	There are 6 reheats on the BACS points list and 6 on the ISO7 schematic (heater battery 1 to 6). There are 7 reheats on the BACS points list and 7 on the ISO8 schematic (heater battery 7-13)
48	Power from DBs or BACS Panel Is power feeding AHU lights, VSDs, Pumps etc to be powered from BMS panel or from DB. Presumably power to Heat pump and chiller is from a DB	All power wiring for Pumps, AHUs, Chiller, Heat Pumps etc. is from local DBs (and not the BACS) as stated in the BACS specifications and BACS Points List.
49	MVHR Control Is the MVHR high level monitoring only on the BMS? <input type="checkbox"/>	The MVHR is hardwired run, fault, and enable from the BMS and runs under its own packaged controls.
50	Metering Are electrical meters, heat meters, water meters all within our (schneider electric) scope to pick up and commission back to PME system?	The electrical and water meters are to be supplied and installed by the Contractor as defined in the tender specifications, it is noted they are not specifically part of the BACS tender package and are covered in the Electrical and Building Services packages/specifications. The Contractor is to allow for connection of these meters (and any other relevant metering noted in the tender documentation) to the Pirbright PME system. The detailed arrangement for connection may require further development by the contractor with Pirbright during stage 4.

51	Where do we email our tenders.	Tenders should only be emailed to the email address in the ITT i.e. tenders@pirbrightinnovations.co.uk . Please do not email directly, cc, bcc, forward your tender to any other address or Individual.
52	Are there any Minimum Financial Thresholds stated in the ITT docs.	Yes, see Part 3 SQ - Section 5.4 and 8.1.a
53	Re. Part 3 SQ 6.1 Relevant experience and contract examples are these Case Studies.	No as stated in 6.1 these are contract examples and are separate to any Case Studies that you may be asked to provide as part of your tender response.
54	Could you please confirm if the layout has had a Regulatory/GMP review to satisfy the pertinent regulations	The design was reviewed by GMP healthcare who took advice from the MHRA inspectors. It was also reviewed by the VMD for suitability for production of animal vaccines. The design was reviewed by the HSE for containment suitability
55	The document provided is a Design Responsibility Matrix. In order to respond to Question 2.1 (a), (b) and (c) we need the document referred to as "Key Contractor Roles".	See clarification 40.
56	<p>We have concerns about the layout compliance. Please refer to previous clarification raised SEE 54 regarding confirmation as to whether the client Stage 3 Design has had a GMP review to satisfy the pertinent regulations?</p> <p>Considering the above, are we able to modify the layout, which may increase the size of the building, or alternatively list our concerns for review by the client team as part of our proposal.</p>	<p>See clarification 54</p> <p>Please note that question 6.1 provides an opportunity for tenderers to raise any key issues.</p>