

Victoria Park Community Café and Changing Rooms, Newbury

Tender

This table responds to questions raised during the tendering process. With questions closed on 13th November 2018.

Ref	Item	Question	Response
	Part A – Project Specification		
1	Project Details		
1e	Project Description / Scope of Works	Can a tender be submitted excluding groundworks / sub-contracted work?	The Council would ideally prefer the full scope of works to be undertaken. Where there is some cost uncertainty with sub-contracted works, please detail in the pricing schedule if these are exact or approximate costs. The Council is likely to follow-up on approximate costings.
4	Procurement Timetable		
4c	Tender Return Date	The tender response requires a very quick turnaround, is there an option to extend the tender submission deadline? This may improve the accuracy of the pricing schedule.	No. The Council is required to make a financial decision very quickly after the submission of tenders, to support funding for these buildings. Please price the tender as accurately as possible. The Council is likely to follow-up on approximate costings.
5	Contract Information		
5b	Design Requirements	There is no detailed specification for M&E works?	Please use best judgement in detailing and pricing.
5e	Sustainable Development & Environmental Considerations	How many years are considered 'whole life'?	The Council is not going to provide a definitive statement of 'whole life' as part of the tender information.
5g	Bonds and Guarantees	Is a 10% on demand performance bond required in addition to the usual retentions?	Normal retentions will be sufficient for this contract.
5h	Contract Start Date (Estimate)	What are the schedule of amendments to the standard contract?	The Council is keen to stick with the standard JCT D&B 2016 terms and conditions where possible. There may be scope for some amendments to contract dependent upon the nature of the preferred tender.

5h / i	Contract Period	Will there be any public events in the park during the time we will be on site (anticipated Jan to June 2019). Can you also advise on whether there are any other site time restrictions?	<p>The time on site should be much shorter than 6 months. The park will remain open to the public but obviously the contractor will have their compound on site and any other necessary arrangements for the health and safety of Park users.</p> <p>Planning Condition - Delivery times to the site for the purposes of demolition and construction are limited to off peak hours. No deliveries associated with the construction phase of the development before 9.30am and after 3.30pm. No demolition or construction works can take place outside the following hours; 7.30am -6pm Mon-Fri, 8.30am to 1pm Saturdays, nor at any time on Sundays or bank Holidays.</p>
5j	Contract Execution Method	Would the Council be happy to sign a contract under hand rather than as a deed?	The Council is willing to sign a contract under hand rather than as a deed for this commission.
5l	Other Contractual Requirements	What other contractual requirements apply?	This section refers mainly to Part B (Instructions to Bidders) of the tender documents, which generally sets out tender compliance issues. There may be contractual issues to be discussed in relation to Intellectual Property Rights for the finalised designs.
7	H&S and Accreditations		
7a	Construction Health & Safety Accreditation (CHAS)	Is CHAS accreditation a pre-requisite for tender submission?	CHAS accreditation is desirable. However, subject to sufficient health and safety practices and procedures being put in place in line with current legislation and regulations, CHAS accreditation is not an absolute pre-requisite for tender submission.
	Part A – Project Brief		
Para 10	Ground Conditions and Utilities	It is noted that there is gas on site. Can a gas heating solution be provided rather than an all-electric solution?	A gas or electric heating solution will be considered acceptable for the tender returns (Gas supply is available nearby).
Para 13/14	Design Considerations	Given some of the limitations of modular manufacturing, is the need to provide a pitch-	The changing room facility has planning permission for a pitch roof and a similar design concept is used in the

		roof design an absolute design requirement?	community café design for which there was a previous planning permission. Victoria Park lies within a Conservation Area and pitched roofs are generally considered more appropriate to the setting. There are also vandalism and security concerns from experience with flat roof buildings in this location. The client's strong preference is for a pitched roof and this will score higher on the quality criteria; however, that said, a pitched roof is not an absolute design requirement for tender.
Para 14	Design Considerations	Can we roof the buildings with a steel roof finish rather than a timber rainscreen roof for security grounds and lifespan purposes?	Not convinced metal is more secure, but accept it will have a longer lifespan. The current designs have projecting eaves in order to deter attempts to climb onto roofs. This would be a material change to the planning approval for the changing facility building. For the purposes of tendering it is acceptable to propose for both building roofs. The final decision on roof coverings will not be determined during the tender period and will be subject to agreement with the Client design team and the Local Planning Authority. All options presented with tenders should be fully costed.