**Community Housing Arch Hill & Orchard Road Clarifications**

1. Further to the issue of the tender documentation can you please provide specification details for the following items:

* Pan tiles (including verges, hips & ridges)
* Rainwaters
* Eaves line materials
* Glazing

No detailed specifications have been provided, The pan tiles (should any need to be replaced) will be expected to match existing, a compatible dry verge, hip and ridge should be provided for.

The rainwater goods are requested to be PVC-U deepflow in black – no further specification is detailed although materials used should conform to the relevant BS EN Standards

Eaves line materials have not been specified

Glazing again has not been specified but should conform to the relevant BS EN Standards

1. Noting the information contained within the ITT Can you clarify if the localised repair to the timber clad porches has been completed by others?

Yes, repairs have now been completed and porches ready to receive over-cladding

1. Can you confirm the proposed PV system so we can price for compatible fixing rails.

Not yet fully determined but likely to be: Longi 410w Full Black Mono

1. Can you please confirm that all the quantities within the pricing schedule are correct as we have noticed some formula discrepancies such as the Deep flow guttering or Orchard Street.

Noted: thank you for pointing this out. The correct measure is: 533m, same for soffit and facia – We have attached an updated Pricing Document with this corrected.

1. What is the scheme management service? Is there a formal representative / resident’s group / caretaker

Arch Hill Court and Orchard Street together provide retirement and extra care living accommodation. There are care and support staff located in an office in Arch Hill Court, there is no care taker (repairs and maintenance are undertaken by DLO), there is a scheme manager, a residents focus group and the contract manager for this project will be / appoint the main point of contact.

1. Is there a scheme management service in operation on these properties? If so, can you please confirm the details of this e.g. Residents group/caretaker etc

As above

1. Can you please confirm if the intended contract implementation date is the anticipated start of physical works on this project?

This should be determined (in principle) and presented as part of Q5 of the qualitative questionnaire

1. Can you please confirm if you require a QANW insurance backed guarantee and/or a NFRC building regulation compliance certification post-handover?

This may be a requirement but not confirmed at this stage so will be discussed with the appointed Subcontractor.

1. Section 4.1 of the ITT states ‘Bid document to include the below information 4.2 to 4.5’. Should these documents be supplied as a separate appendix? They are not listed in section 3.1 of the ITT and ‘Appendix 1. Qualitative Questions Document’ does not allow for their inclusion.

Bid document is to be prepared considering points from section 3.0 to 4.5 as detailed on page 10 under 3.1 Submission of tenders –

Bidders are to consider all information within this section and include the required documentation, these can be included within the bid document or the bid document to reference to document as Appendix e.g. 4.5 A – Health & Safety policy [Please refer to Appendix 1 – H&S Policy]

We hope this clarifies.

10. Please can you provide photo’s of the internal loft spaces

Photo’s of 1 of the roof spaces of the 13 blocks attached. Each of the others will be near identical.

11. Can we undertake a site visit?

Yes – Please contact us to agree a date if this is to go ahead.

12. Please can you advise if there is any further information/drawings available for issue?

Representative drawings available to us have been provided. If you are looking for something specific please provide further detail on what you require and we can confirm if this is available.

13. Could you please provide with the details of the PV Panel Contractor that you are expecting to use on this job? It would be useful to contact them with regards to the Solar Panel fixings and railings.

The PV panel installer, although part procured is not yet aware of the specifics of this job – they will also be new contractors.

The panel is  not yet fully determined but is likely to be: Longi 410w Full Black Mono

14. Please can we kindly request a 1-week extension of time on the return date?

Extension granted. Tender return date is now; Monday 9th September by 1pm.

15. The existing glazing/polycarb porches are spec’d to be removed and new uPVC porch (brown), glazing and composite doors installed. Is a structural survey available to determine or confirm new loadings?

Provide provisional sum for removal, and supply and installation of new structure (assume for the purpose of pricing that no additional foundation / structural work is required). The proposed new porch structure should be accordingly priced to accommodate the provision of a new roof as described in the tender documentation.

16. The scope states to ‘overhaul roof(s)’, but the pricing document states very small areas of roof replacements; please can you confirm that we are only replacing 100m2 over multiple isolated repair locations rather than removing and replacing the whole roof area with new?

Yes these are isolated areas and in patch. Intended to be used for localised repairs if/where necessary.

1. Are the solar panel fixing rails the locations of the 100m2 roof repair works, or are these separate?

No, the 100m2 repair is separate, it is there to allow for localised repair, if there is additional requirement above the 100m2 the patch replacement rate will be used.

1. Could you please send over proposed solar panel arrays/designs and rail configurations?

Although it is likely to go ahead, this is a wish list item,  we are in the process of procuring the Solar PV contractor, and as such, at this stage we don’t have them .

1. Roofline replacement works – are we to assume all pan tiles are to be re-used with no % of new tiles for breakages?

See Q16, this is what the estimate of 100m2 is for.

1. Can you confirm if the price for lead flashings is remove and re-fix or is actually replacement flashings?

Replacement. It was my intention that any lead flashing would be removed and renewed, we will get clarification round to all bidders so that is made clear

1. There are already fascia & soffits in place. With the guttering replacement with new Deepflow uPVC, do you want us to leave the existing fascia and soffit in place or replace with new to match size and colour?

Happy for them to remain in place and essentially be over-clad