

# St Osyth Priory & Parish Trust

## Tithe Barn and Old Dairy Project MDDT Tender Clarification Schedule



23<sup>rd</sup> June 2025

Ref	Description	Response
1	Fire engineer - We understand that there is a requirement for the Lead Designer to appoint a Fire Engineer. We're keen to understand if there's any flexibility in the contractual arrangement for this. We're experienced in the recommendation, management and co-ordination of fire engineers, however, the terms of our Professional Indemnity Insurance preclude us from appointing anyone providing fire advice. We understand this to be a typical arrangement for PII across the industry in the wake of the Building Safety Act. Would you consider direct client appointment of the fire engineer?	If required, a fire consultant could be procured separately as a direct client appointment.
2	Specialist Surveyors and Consultants - In the absences of a fixed scope and design for the project it is difficult to accurately price this element. Are you expecting firm prices from all required surveyors and consultants or estimated provisional sums based on our experience? Please can you confirm how the tender responses will be equalised for this element.	<p>If you are proposing specific surveyors and consultants, then a firm price is expected.</p> <p>There is a separate budget for surveys and opening up works so this is for specialist consultants under the lead designer.</p>
3	Form of Tender	Please use Form of Tender V2.
4	Can you confirm if there are any page limits to the questions set out on page 47	Maximum 10 pages please.

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5	At what time on the 3 <sup>rd</sup> are tenderers required to submit bids? Are tenders to be submitted in email, or to a portal. If the latter, please could you confirm the portal?	<p>Please refer to instructions in the ITT.</p> <p>Section 3.4 – tenders to be submitted to <a href="mailto:tenders@stosythprioritytrust.org.uk">tenders@stosythprioritytrust.org.uk</a></p> <p>Please submit tenders by end of day 3<sup>rd</sup> July 2025.</p>
6	We would not expect the 'specialist consultants' to be carried out by the same team and therefore will have different fixed fees and day rates. Please could you reissue the pricing matrix to allow separation of these disciplines in an editable format (Word?) so we can start completing our rates and resourcing?	<p>Please see Form of Tender V2</p> <p>Please see response to clarification 2.</p>
7	Can we assume the minimum threshold for EL insurance is £5million as the others?	Yes
8	Due to some team members annual leave, we have only been made aware of this opportunity today – is there a possibility of an extension for the submission?	Unfortunately, we are not able to offer an extension.
9	For Specialist Consultants, please could you expand on this please. For example, would this include an Acoustic, Catering and Landscape Consultant?	This is for any other specialist consultant that would be recommended, yes, this could include acoustic, catering and landscape consultant.
10	With regards to the £3m, how would you see this split between the barn and the dairy please?	This will depend on the brief and what is found through surveys and investigations.
11	Please could you confirm if we need to include costs/fees for Landscape, Planning, Archaeology and Drainage?	<p>There is a separate budget for surveys and opening up works, briefing for this will be discussed upon appointment.</p> <p>Planning fees are covered by a separate budget, however, if a planning consultant is recommended this should be set out in your fee proposal.</p>

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		Landscape Consultant fee is dependent on brief; this could be estimated for further discussion.
12	We note the reference to BIM and clash detection within the M&E consultant's scope of services. Could you please confirm whether the client will provide a Revit model for the project, or if, given the nature of the project, 3D modelling of the services strategy is not required and 2D information would be sufficient.	2D information is sufficient.
13	Please may we also request the project brief/ambition statement, outline description of the works, or the RIBA Stage 1 report?	<p>Please refer to the following documents:</p> <ul style="list-style-type: none"> <li>• 6A. St Osyth Priory &amp; Parish Trust Architectural Designs Entire Building Ground Floor HZ-23-00022</li> <li>• 6. St Osyth Priory &amp; Parish Trust Architectural Designs Entire Building HZ-23-00022(1) (1)</li> <li>• 6B. St Osyth Priory &amp; Parish Trust Architectural Designs HZ-23-00022</li> <li>• 7C. St Osyth Priory &amp; Parish Trust Enabling Works Schedule HZ-23-00022</li> <li>• 7B. St Osyth Priory &amp; Parish Trust Repairs and Alterations Schedule HZ-23-00022</li> </ul> <p>Please note, SOPPT do not want to replicate this, and a R2 Concept Design should be developed based on the current brief.</p>
14	We cannot locate plans showing the latest layout you mentioned which the current £2.908M construction cost is based on (i.e. kitchen on the GF with education space above + lift in Old Dairy, Cart Shed to be stabilising works only). Could you please share them with us?	<p>Please refer to the following documents:</p> <ul style="list-style-type: none"> <li>• 6A. St Osyth Priory &amp; Parish Trust Architectural Designs Entire Building Ground Floor HZ-23-00022</li> <li>• 6. St Osyth Priory &amp; Parish Trust Architectural Designs Entire Building HZ-23-00022(1) (1)</li> </ul>

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15	Could you confirm car parking is not part of NHLF application and not part of the scope of this tender?	Some external works are anticipated, however the car parking is not part of the NLHF project.
16	On page 56 of the tender documents, it asks a fee for two contracts. What are the two? Is it for if development and delivery stages were to split into two separate contracts?	Two contractor contracts in the delivery phase
17	May we suggest archaeology is either removed from the MDT scope, or the initial scope is limited to an Archaeological Desk-Based Assessment (baseline and impact assessment) to allow firm pricing at this stage?	Either would be acceptable, we have a separate budget for surveys and opening up works which could accommodate a Archaeology Desk based Assessment if needed.