

Ref	Query	Response
1	Could you please confirm the approximate construction value please?	The approximate construction value is £800k - £1m exc fees. Please note that this is to remain confidential.
2	Can we request the proposed Terms and Conditions with regard to this project as we understand that we have to confirm our acceptance of these in our submission response?	As stated in the ITT, the T&Cs applicable will be the JCT Consultancy Agreement (Public Sector) 2016 (CA 2016). Detailed provisions are to be confirmed. We require confirmation of acceptance subject to any subsequent amendments to be confirmed.
3	What is the expected overall area of the building (gross and/or net)?	The current anticipated GFA is 450-500m2, but this is to be defined and developed by the successful tenderer.
4	What is the expected construction budget?	See Question 1 above.
5	Am I correct to assume Building Control fees should be excluded from our price?	Correct. Allow for providing design information and submitting application, but exclude BC fees.
6	Please confirm if we would stay with the client as technical advisor for RIBA stages 5-7, or would we get novated to the contractor?	It is anticipated that you would stay on client side as technical advisor, but this is excluded from this enquiry at this stage.
7	The text within the Ridge document under the headings 'Procurement Route' and 'Scope of Service' indicates that the project design is to be developed to early stage 4 allowing it to be issued to tender on a design and build basis. This progresses through planning and building regulations stage into detailed design and specification. Under the text heading 'Project Programmes' reference is made only to Stage 1 (Feasibility Design) and Stage 2 (Concept Design), these headings coming from the RIBA Small Project Plan of Work. If the services to be included for within the quotation are to extend to tender stage (stage 4) is it possible to provide programme dates for their implementation so that we know the anticipated duration of the service provision, including how many 'monthly' meetings will be required?	We anticipate Stage 3 through to Early Stage 4 to be approximately three months (Jan 23 to Mar 23 inc).
8	The 'Scope of Services' text states that the tender pack will include drawings, design schedules, specification and a schedule of works. Since the intent is to potentially progress along the Design and Build route we would have expected a document defining 'Employer's Requirements' rather than a schedule of works. We can however include for the schedule of works at this stage and this be for discussion later once the procurement route is fixed.	Please include for drawings, specification and Employer's Requirements.
9	The text sets defines services that will be provided by 'others'. Can we assume that these appointments will be made early enough for their input to be obtained during stages 1 and 2 of the design works?	This is correct. It is anticipated that the successful tenderer will input into the overall programme to schedule the procurement dates for these services.