

Number	QUESTION	ANSWER
01	Has there been a drainage survey?	The rear drains have been camera surveyed. These will require renewal to the outfall as part of future phase of work not Phase One. The drains to the front of the building that fall under Phase One have not been surveyed. It is thought that one drain exists from the east down pipe via a salt glaze gully.
02	Where are the new drains to discharge and have Wiltshire Highways been consulted?	The intention is to re-use the existing connection at the east end and to add a branch to this. The condition of the drain is unknown, so the proposals are to renew existing and add new where shown. The proposals are based on renewal of existing and do not increase the volume of water discharging to the highway or sewer. One works commence it will be possible to take a closer look at where the drains connect.
03	<u>Prefix 3.3.2</u> – Is there any reason for using clay drainage pipes?	For deeper drains. Alternatives can be proposed as a cost saving variation post tender. Please price the schedule as specified and if you wish include a list of potential cost saving material variations appended to your tender.
04	Does the back inlet gully require rodding eyes?	Yes, gullies need to be of a form that allows for clearing and maintenance.
05	Do you know what “grade” tarmac for the car park patching in. ie 6mm, 10mm?	6mm is fine. The front landscape will be regraded as part of Phase 2.
06	<u>Drawing 345-210</u> – Proposed South Elevation has a note arrowed to the south west corner “Ground level reduced against building”. Just to confirm, is this referring to just the flower bed, plus small hole in tarmac to accommodate new inlet gully as per 3.3.2 b) on Phase 1 spec and schedule?	Phase Two works are seeking to reduce the ground level from the building to the west site boundary. Retaining elements will be described in the Phase Two package to allow for the ground to be reduced by at least 400mm. This work will need to be coordinated once approval has been secured on or before 29 th May. Variation to the Phase One ground works can be clarified and collected under the contract.
07	<u>Prefix 7.3.2</u> – Refers to drawings HBA 345-233 – Window WF4 – There is a 133 “Existing” drawing of this, but can’t seem to find No 233 “Proposed” drawing on the govt gateway. Likewise no drawings of WF5, existing or proposed. Can you just confirm that this is the case.	These windows are timber to the rear of the building and have not yet been detailed but will be sized as shown in the schedule.

08	Do Welsh slates have to be used as they have a long lead in.	For pricing purposes assume as specified. We accept that this might have to change to something different and are actively looking at alternatives. This is not a critical path item see item 4.
09	Can we anchor the scaffold to the building.	Ideally not but if this would mean less impact on the drive of the neighbour and prove cheaper then we would be prepared to consider this. Please detail EXCTLY what is being priced for. As a guide, the location of anchors would need to be agreed. Location in the body of ashlar and carved masonry would not be permissible. Locations in spandrels or near wall tops would not be permissible. Further guidance can be provided post tender.
10	Ref prefix 1.2.2 mentions monarflex to west gable of scaffold. The spec asks that <i>"scaffold is to be free standing independent of the structure and in no way fixed to the fabric"</i> . Our scaffolders asked us to advise that they wouldn't fit monarflex to free standing scaffold so we could allow for debris netting to give some screening.	Debris netting is acceptable. Monarflex has been specified to aid the weather protection of the building which cannot be allowed to get wet due to the susceptibility of the interior to dry rot.
11	What does MCP mean 4.3.13.c.	Main contractors' profit
12	Can the beer cellar be dealt with separately?	Yes if this makes the works on the main building faster. Proposals for methods and sequencing of the works that enable the swiftest completion of the Phase One works will be welcomed.
13	Are there any engineering drawings.	Mann Williams drawings '11655_SK11_P2' and '11655_SK12_P2' are annotated markups on previous versions of HBA Drawings 204 and 205. Attached to this clarification document in response. Please note these markups are on drawings that have been superseded. The SE requirements have been included in the HBA design drawings. Please note that these show the platform in a different location but the details will be the same.

14	Ref prefix 4.3.1 a) – Airflow unit is large. Drawing Dwg '204 P1' dimensions the DVL1700 unit as 1270mm x 2020mm x 490mm. The dimensions on the manufacturers drawing are 1420mm x 2020mm x 485 ie an extra 150mm in height. Will the unit fit?	The extra 150mm are removable feet. We can mount the unit without these. Airflow have worked closely with the team to inform the designs. Further technical information will be available once the contract is in place.
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The queries and clarifications period ended on the 30th March.

Any qualifications to tenders must be explicitly set out with the tender returns.

Attachments:

Mann Williams mark up

- *11655_SK11_P2 TrussAlterations (over earlier version of HBA Drawing 204)*
- *11655_SK12_P2 TrussSection (over earlier version of HBA Drawing 205)*

Engineering input required:

We need to add air conditioning units to the loft space. The biggest unit is 1270 x 2020 x 490mm and weighs 205kg. this will have to be supported on a seperate structure as shown as the ceiling joists are tiny. The free span of this floor is about 2.7m. Timbers need sizing please

We also need to get these units in. The most logical thing is to cut a number of rafters and slide the unit below the purlin. This may change the loading on the purlin so it would be good to know if we need completely new rafters. (currently an awkward size).

The third element of the design requires us to introduce some big ducts. To ease the options in configuration we need to remove one of the struts to the KP truss. We may be able to add a strut below the purlin if this helps.

MANN WILLIAMS MARKUP

THE HOP POLE, LIMPLEY STOKE

Main Roof Truss Alterations

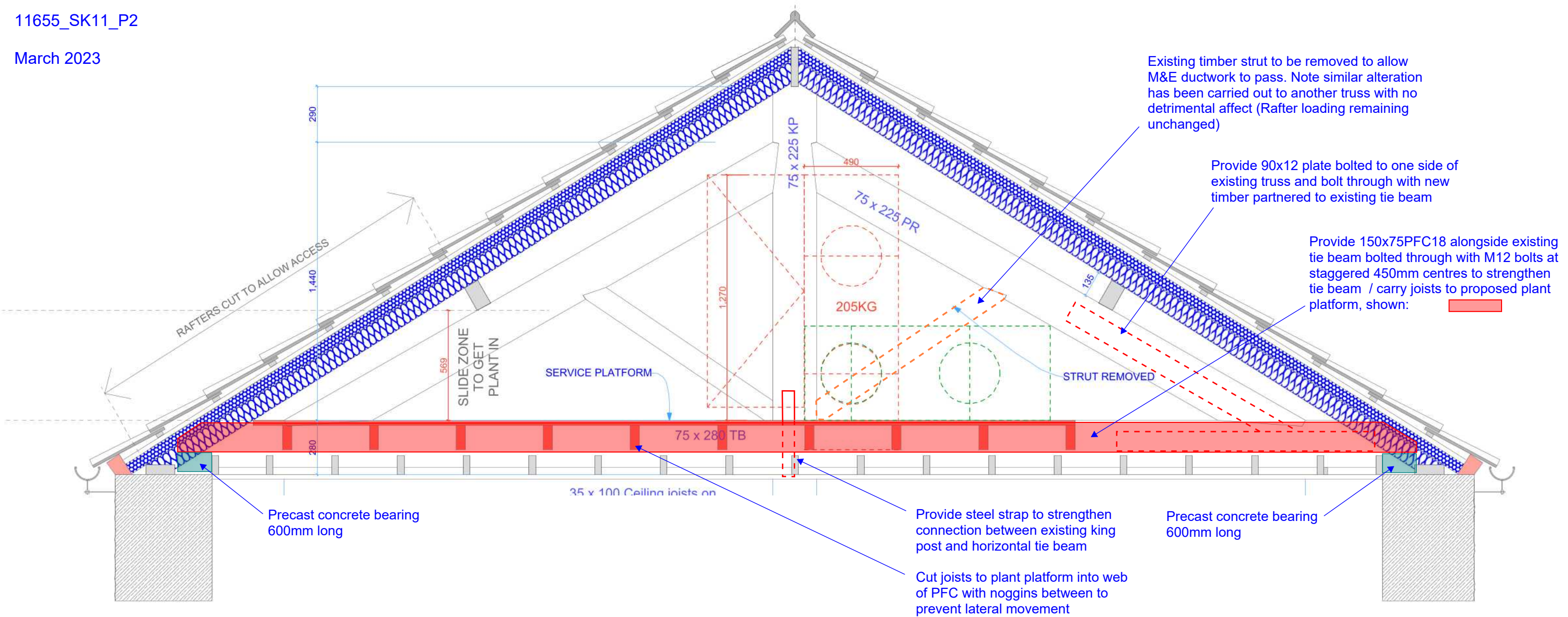
11655_SK11_P2


March 2023

M&E input required:

We have spoken to Airflow developments and they prefer their units to be accessed from the front. They are replacing the DV1600 with the DV1700 which is the same size but has bifold doors making access easier. The swing on these doors is 500mm as opposed to 1000mm. This means that the unit can be set vertical. the feet are removable and it can be mounted directly on an acoustic mat. (red dashed line)

All the components in the unit are replaceable and are no bigger than the heat exchanger which fits through a 600 x 600 access hatch.



	Rev	Details	Issue Date	PROJECT:	HOP POLE INN LIMPLEY STOKE	BA2 7FS	HBA 345
				DRAWING:	PROPOSED TRUSS ADJUSTMENT DRAFT	SCALE:	1:20
						SIZE:	A3
					PHASE 1 DRAFT DRAWINGS (NEED INPUT FROM OTHERS)	DATE:	24/02/2023
							204 P1

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THE HOP POLE, LIMPLEY STOKE

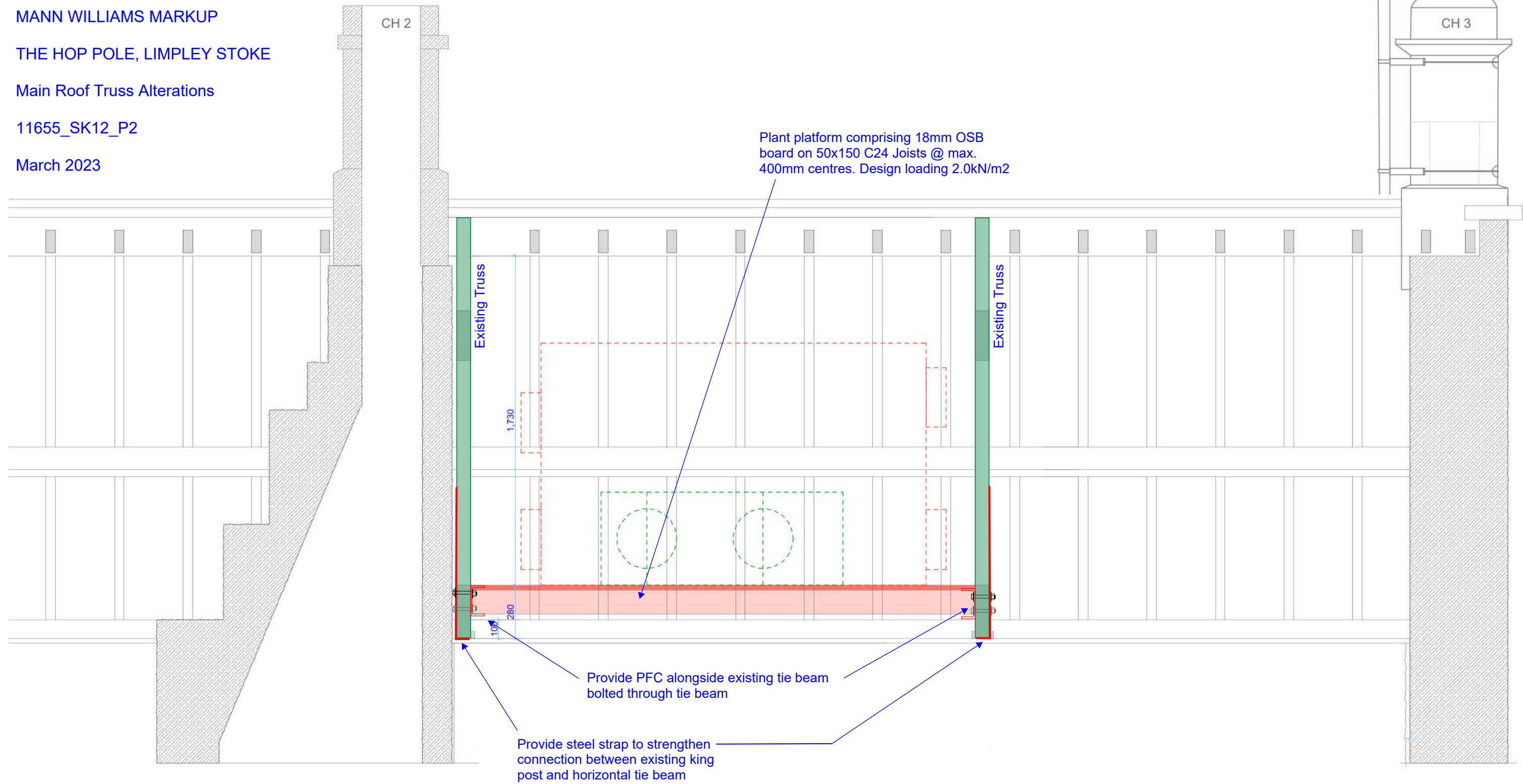
Main Roof Truss Alterations

11655_SK12_P2

March 2023

M&E input required:
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Rev	Details	Issue Date

PROJECT:	HOP POLE INN LIMPLEY STOKE	BA2 7FS	HBA 345
DRAWING:	PROPOSED ROOF VOID SECTION CH2-CH3	SCALE: 1:20	205 P1
		SIZE: A3	
		DATE: 24/02/2023	