

REVISION - 3

TENDER QUERIES RESPONSE TRACKER

FOR

Extension and Modifications to Willowbed Hall, Putton Lane, Chickerell, DT34AJ

On behalf of Chickerell Town Council

ITT Return Date: Friday 17th October at 10.00hrs

Tender Query	Response
Please advise whether Collateral Warranties are required.	None required. The Contract does not include 'Contractors Design Portion Supplement'
Please confirm retentions.	3% till Practical completion and 1.5% until end of 12 month Defects Period.
Rectification period supposedly 12 months standard.	12 months from Practical Completion.
LAD's. 'Liquidated and ascertained Damages'	£550 per calendar week
Is a bond required.	Not required
Is Considerate Contractor required.	Not required
Is BREEAM required.	Not required
Is the Project subject to VAT	VAT is to be initially charged on the works, but will be reclaimable by Town Council.
Who is the Principal Designer	Western Design Architects

<p>Door Schedule information</p>	<p>ID01 (Reception/Office) – 926mm – Beech veneer finish with hardwood lipping – 2no vision panels set 150mm from leading edge: 200mm wide set 500-800mm from FFL and 1100-1850mm from FFL. Overhead closer, satin stainless steel 'd' handles. 300mm satin steel kick plates to both sides. Euro cylinder 5 lever locking with thumb turn on office side</p> <p>ID02 (Disabled WC) – 926mm – Beech veneer finish with hardwood lipping. 300mm satin steel kick plates to both sides. Satin stainless Doc M handles and pull bar, Doc M wc reversible lock and indicator.</p> <p>ID03 (Office WC) – 926mm – Beech veneer finish with hardwood lipping – satin stainless steel handles pack. 300mm satin steel kick plates to both sides. Satin stainless wc reversible lock and indicator.</p> <p>ID04 (Town Clerks Office) – 926mm – Beech veneer finish with hardwood lipping – 2no vision panels set 150mm from leading edge: 200mm wide set 500-800mm from FFL and 1100-1850mm from FFL., satin stainless steel 'd' handles. 300mm satin steel kick plates to both sides. Euro cylinder 5 lever locking with thumb turn on Clerks office side</p> <p>ID05 (General Store) – 926mm – Beech veneer finish with hardwood lipping, satin stainless steel 'd' handles. 300mm satin steel kick plates to both sides. Euro cylinder 5 lever locking with thumb turn on store side</p> <p>ID06 (Kitchen Store) – 926mm – Beech veneer finish with hardwood lipping, satin stainless steel 'd' handles. 300mm satin steel kick plates to both sides. Euro cylinder 5 lever locking with thumb turn on store side</p> <p>ID07 – 926mm FD30s – Beech veneer finish with hardwood lipping – 2no vision panels set 150mm from leading edge: 200mm wide set 500-800mm from FFL and 1100-1850mm from FFL. Overhead closer, satin stainless steel 'd' handles. 300mm satin steel kick plates to both sides. Fire door keep shut signage.</p> <p>ID08 - Hall / Entrance seating area – width to suite existing opening. FD30s – Beech veneer finish with hardwood lipping – 2no vision panels set 150mm from leading edge: 200mm wide set 500-800mm from FFL and 1100-1850mm from FFL. Overhead closer, satin stainless steel 'd' handles. 300mm satin steel kick plates to both sides. Fire door keep shut signage. Euro cylinder 5 lever locking with thumb turn on hall side</p> <p>Folding Partition to Meeting Room/Additional Hall New continuously hinged folding partition wall (concertina style) with integrated door. Product: Omega solid panel system with 45db acoustic rating in wood effect with low profile floor track. <u>Quotation supplied.</u></p>
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<p>Update to regulation 38: ED04 additional door and amendments to W4. Refer to floor plans and elevations</p>	<p>ED01 (Kitchen) – 926mm - Double glazed UVPC in Quartz Grey. 2no double glazed vision panels set 150mm from leading edge: 200mm wide set 500-800mm from FFL and 1100-1850mm from FFL. Satin stainless steel handles, Euro cylinder multi-point locking, with escape latch on kitchen side. Level threshold cill</p> <p>ED02 (External Store) – 2 x 926mm – solid panel UVPC in Quartz Grey..Passive and active leaf. Satin stainless steel handles, Euro cylinder multi-point locking, with escape latch on store side. Level threshold cill to have robust level threshold suitable for ride on mower access</p> <p>ED03 (External Part M WC) – 926mm - solid panel UVPC. Satin stainless Doc M handles and pull bar, Doc M wc, Radar lock with Doc m internal locking handle, and indicator. Level threshold cill to have robust level threshold suitable for wheelchair access.</p> <p>ED04 (Clerks Office) – 926mm - Double glazed UVPC in Quartz Grey. 2no double glazed vision panels set 150mm from leading edge: 200mm wide set 500-800mm from FFL and 1100-1850mm from FFL. Satin stainless steel handles, Euro cylinder multi-point locking, with escape latch on office side. Level threshold cill</p>
<p>Update to regulation 38: Change to W1</p>	<p>W1 to be fixed glazing with 30-minute fire rated glass and frame</p>
<p>Revised drawings uploaded to portal in accordance with Regulation 38 amendments. New site plan drawing included</p>	<p>101A - Detailed Ground Floor Plan 102A – Elevations 106A - M and E Layout 107A - Fire Escape Strategy CDM01A - Designers Risk Assessment 108 - Site Plan (new drawing)</p>
<p>Queries Raised 29.09.2025</p>	
<p>is there a detail and specification for the raised flower planters and benches.</p>	<p>Raised planters – varies in height from GL, with max height approx. 300mm above GL.</p> <p>Allow for 100mm medium dense blockwork inner skin, 102mm fair faced brick outer skin (to match hall). 215mm Soldier course brick coping to cover both skins. 450mm wide concrete strip foundations bearing min 150mm into bearing strata.</p> <p>8no benches on 150mm concrete raft base – Glasdon Phoenix ‘ Recycled Material Set with Enviropol brown slats.</p>
<p>is there a specification for the installation of a root protection membrane above the water attenuation tanks as typically the planting of trees over tanks is not recommended due to root penetration?</p>	<p>‘HermEQ Root Barrier C3’ or similar approved to be used as impermeable membrane’ as per location indicated on GAP Civils drawing 9302</p>

is there a soft landscaping schedule and drawing?	<p>Allow provisional sum for raised planter shrub bed soft planting shrubs. £2500</p> <p>Allow costs for installation of soft planting, soil and mulch.</p> <p>Raised planter new trees: 4no Prunus 'Sunset Boulevard' and 4no Malus Tribata, in accordance with WDA site plan drawing 04.</p> <p>2no new native trees to north of building: ACER Palmatum 'Red Wings'</p> <p>Mixed scrub planting to wider site, as per Cherry Tree Ecologist biodiversity net gain assessment plan Appendix 4 and recommended scrub mix - holly, hazel, honeysuckle, dogwood and elder. In accordance with section 4.7 'on-site habitat proposals'</p>
is there a fire protection plan detailing any fire proof walls and any fire stopping requirements.	Please refer to Fire Escape Strategy Plan 107A
Do the new fire doors require BM Trada certification or similar accreditation.	Yes, Fire Doors require accreditation test certification.
Electrical - Are new circuits in the extension to come from the existing DB in the kitchen, or is an upgraded DB or submain required? If the latter, can we have details of what to allow for.	New Circuits to come from existing Distribution Board. Should an upgraded board be required, this will form a contingency item variation to the contract sum.
Electrical - Is the specification correct in relation to the light fittings in the external store, WCs & kitchen. Stated as 'Thorn ROXY suspended luminare', these don't appear to be suitable for the locations mentioned.	<p>Please supplant light fittings as follows:- (Refer amended WDA M&E drawing 106B)</p> <p>3no WC's Thorn 'College Emergency' 2100-840 HF E3 L1200 (3no)</p> <p>External Store Thorn 'College' 4650-840 HF L1500 (1no) Thorn 'College Emergency' 4650-840 HF E3 L1500 (1no)</p> <p>Commercial Kitchen Thorn 'College' 4650-840 HF L1500 (1no) Thorn 'College Emergency' 4650-840 HF E3 L1500 (2no)</p> <p>General Store Thorn 'College Emergency' 4650-840 HF E3 L1500 (1no)</p> <p>Kitchen Store Thorn 'College Emergency' 4650-840 HF E3 L1500 (1no)</p> <p>Reception Thorn 'College' 4200-840 HFL L1200 (3no) Thorn 'College Emergency' 2100-840 HF E3 L1200 (1no)</p> <p>Office – Thorn 'College' 4650-840 HF L1500 (2no) Thorn 'College Emergency' 4650-840 HF E3 L1500 (2no) Thorn 'College' 4200-840 HFL L1200 (1no)</p>

	<p>Kitchenette Thorn 'College' 4650-840 HF L1500 (1no)</p> <p>Town Clerks Office Thorn 'College' 4650-840 HF L1500 (1no) Thorn 'College Emergency' 4650-840 HF E3 L1500 (1no)</p>
Electrical - Where do the data cables need running back to?	<p>Main data hub is to be located in the new extension Office. Allow to run existing incoming data to extension. The existing building will then be operated off of wif-fi (allow for 2no wifi boosters) No hard wired data cabling required to be maintained in existing building.</p> <p>(Refer amended WDA M&E drawing 106B)</p>
Electrical - We've noted that SafeZone are the incumbent for the CCTV. Are they also the incumbent for Fire Alarms or can we use our own?	Safezone to provide extended Fire Alarm system and continuity with existing
Electrical - Is there a further detailing for the windows available? Similar to the door schedule if possible please.	As per schedule of works item 17: and construction notes. Windows and external doors in extension to match existing – Double glazed UVPC in Quartz Grey. Windows to be fitted with 'K' low emissivity glass with argon filled double glazing – U-Value 1.4W/m2K
Does the existing Air Source Heat pump system have the capacity for the extension.	Please assume at this stage that the ASHP system has the capacity.
Conform extent of works to rear carpark surfacing	Removal of existing white line painting and reposition marked spaces with new line painting.