

## Pentire House Tender – Clarifications

Clarifications 1 - 8 uploaded 12.08.2020

Clarifications 9 - 16 updated 24.08.20

Clarification 17 updated 25.08.20

1. What is the current status of the planning permission and building regs applications?

*The planning application was withdrawn due to the recent planning reform and introduction of use class E making the change of use largely permitted development. A new application is being prepared and submitted to cover the upper dormer only.*

*The Building Regulation application is in progress and inspections will be undertaken by Cornwall Council LABC.*

2. Is listed building consent or English Heritage applicable to this project?

*No. The building is not listed and not in a conservation area.*

3. Item 4.09 states: "The contractor will be responsible for maintaining adequate security at the site during the works." To what extent are we to manage security?

*The contractor will have possession of the vacant site during the works and will be expected to make reasonable provisions to secure all materials, access points and scaffold. Insurance will be arranged under option C of the JCT Intermediate Contract – joint names insurance by the employer of existing structures and works in or extensions to them.*

4. Item 4.44 "Remove all associated ducting and plant for the commercial extractor fan on the main flat roof." Are all other mechanical items not listed in section 14 included in the £15k provisional sum?"

*Yes, there are various aircon units fixed externally which are being assessed and will be dealt with as appropriate along with the remaining M&E installation under the provisional sum.*

5. Item 14.02 - Please confirm that the plumbing subcontractor is a client direct contractor and we only have to allow for attendance. If so also confirm that this includes strip out, isolation, temporaries, and installation works.

*The M&E subcontractor will be a nominated sub contractor under the JCT Intermediate contract. If your company has the capability to undertake the required work inhouse, or suggests a preferred subcontractor, this will be discussed and reviewed ahead of instruction.*

6. Ditto above RFI regarding electrical attendance and works...

*The contractor is expected to fully price and undertake the electrical works specified under items 14.03 – 14.18. These will not be included within the £15k estimated M&E sum.*

7. Within the scope of works document item 2.029 states drawing ABC424-09 not received with tender?

*This is an error, there is no drawing ABC424-09.*

8. Item 4.13 states refurbishment asbestos survey dated 11th October 2013 is included with the tender, please forward.

*Asbestos survey now uploaded.*

9. Item 15.18 states that existing floor coverings to the first and second floor offices will be retained and patched. How will this be achieved?

*The client does not expect an exact match to the retained and new floors and this will be a deliberate design feature.*

10. Can the works be priced by scaling off the drawings?

*It is accepted that the project will be priced from the tender drawings without the need to take detailed measurements of the entire building at tender stage.*

11. Item 4.18 refers to removal of the walk in refrigerators. What is the age of the refrigerators' figures and will it be necessary to dispose of refrigerant as a potential contaminant?

*The contractor is to fully remove and dispose of the refrigerators and associated contaminants. For the purposes of tendering please assume that the units were supplied and installed in 2014.*

12. Item 1.12 states that the building will be cleared prior to commencement of the contract period. Are the various stored items in the building to be removed?

*The client will remove loose fitted internal furnishings and stored items prior to commencement of works. Allow for removal of all items specifically mentioned in the demolition section 4.0, or shown in blue on the existing drawings ABC424-02B & 03A.*

13. Item 8.13 specifies Kemperol V210 to the flat roofs. Will alternative roofing products be acceptable?

*Yes. Items 3.05 clarifies that approved equivalents will be acceptable for any specified materials.*

14. Access to the external upper roof areas was limited during site inspections. Can photographs be provided?

*A photo document has now been uploaded.*

15. Item 15.05 suggests existing joinery will be painted white with two coats. This may be difficult to achieve with the existing dark colours?

*For the purposes of tendering the contractor may allow to match the existing dark colours. Two coats to be allowed for throughout.*

16. Drawing ABC424-07A suggests that scaffold access will only be required to areas boxed in red. Will full scaffold be necessary?

*Yes, it should be anticipated that full scaffold will be required to access the entire building, given the high level and roofing works required.*

17. Items 13.13 & 13.17. Supplier confirms the Eurovit Urinal is not available in this country.  
Please confirm alternative selection.

*Please refer to clarification 13 regarding approved equivalents being acceptable. Suggest costing for Armitage Shanks Sanura 500mm urinal bowl.*