

IWM Duxford - Main Works - Tender Queries & Clarifications

No	Query/Clarification	Response	Date Response issued
1	Appendix A - Drawing & Specification List' - Structural Engineers drawings 610 to 616	These drawings have prefix listed as 2104 - these should be 3104 as detailed on drawings.	3.11.2017
2	Schedule of Works - Section 2, Page 16 - skirtings	Items A to H which relate to new skirtings - quantities given in m2, these should be detailed and priced as linear metres.	3.11.2017
3	Please kindly issue the schedules for the gas suppression ventilation fans and pressure relief dampers.	The gas suppression system and associated pressure relief dampers and extract fans are a CDP item. Contractors are to assess the pressure relief requirements with their preferred gas suppression specialist and allow for the required clear ventilation areas and devices to suit. This is to include the 4hr rated pressure relief damper, and the Passivhaus ventilation panel in the façade. The gas suppression specialist is to provide and appropriate gas extract fan as part of their works, and the contractor is to allow for a 4hr smoke damper and associated Passivhaus ventilation panel in the façade. Where the system is ducted, free areas of ducts are to be assessed accordingly.	3.11.2017
4	Could you confirm if we need to use the Clients incumbent BMS installer.	There is no incumbent Trend BMS installer/supplier. Contractor to propose in his tender.	3.11.2017
5	Please could you clarify which of the pre-commencement planning conditions we will be responsible for discharging on the Duxford Paper Store project.	The Contractor will be required to comply with the planning conditions previously relevant to the Enabling Works Contract (Condition 10 and 16 of the Planning Permission Ref. S/1765/17/FL); provide the relevant information required for discharge of the conditions prior to commencement of the work including: (1) Follow the recommendations stated in the "Phase 2 Contamination Assessment Report" taking into account the Site Investigation report (2) Provide a 'Plan of Work' for dealing with the asbestos in place including information on safeguards, monitoring of the works and information on the strategy for dealing with asbestos fragments encountered on site (3) Provide an archaeological written scheme of investigation (WSI) as detailed in Condition 16; all works as detailed on '170918 Preliminary clauses re Planning Conditions' and as required by planning conditions 10 and 16. Please see document now included in Appendix J - Planning Permission & Contractor Requirements' ('170918 Preliminary clauses re Planning Conditions'). The project design team will be responsible for discharging the remaining pre commencement planning conditions and are currently working to do so. There may be some time and input required from the contractor and tenderers should make nominal allowances in their Tender figure for aiding the design team in any further work.	14.11.2017
6	Could you please give further guidance on BIM requirements? What are we expected to provide? Can the incumbent designers provide the BIM services from traditional proposal drawings from specialist sub-contractors?	As detailed in employer requirements and BEP. The contractor is required to provide a BIM model and BIM coordinated documentations.	14.11.2017
7	Can you provide a copy of the UXO survey/report? Along with any implications this will have on the groundworks?	A copy of the UXO survey is included with this set of clarifications/addendum (please see 'Appendix P - UXO Risk Assessment'). Any known implications are as detailed in the report.	14.11.2017
8	Can you provide details of incumbent IWM service providers for security and fire systems and the like?	All MEP as detailed in the specifications.	14.11.2017
9	Can you provide details of the sub-contractors/ suppliers who you have been in discussion with at design stage to enable us to obtain their quotations?	All MEP as detailed in the specifications. On the architectural side, specifically - Corten rainscreen & gate: Fabrite, Roof system: Bauder, Timber cassette insulation: PTC & Cygnium, Fire membrane: Powerion, External doors: Britannia Metador, Internal doors: Armaheld. Tenders should refer to the specifications for details of sub-contractors/suppliers.	14.11.2017
10	Has there been any previous tender addendums or clarifications?	An Excel version of the Schedule of Works was issued on the 30th October on Contracts Finder. A 'Tender Updates/Addendums/Clarifications (1)' was issued on the 3rd of November on Contracts Finder. This included a 'CDM 2015 Assessment of Contractor Skills, Knowledge and Experience' form and 'IWM Duxford - Main Works - Tender Queries & Clarifications' sheet. A 'Tender Updates/Addendums/Clarifications (2)' was issued on the 14th of November. This contained numerous updates and provided additional information, along with an updated 'IWM Duxford - Main Works - Tender Queries & Clarifications' sheet.	14.11.2017
11	Is the design intent that the timber cassette system is independent of the blockwork structure? Or are the timber l-beams bolted in to the masonry to simply to form a cavity for the blown insulation?	The timber cassette is bolted to the masonry to form a cavity for the insulation.	14.11.2017
12	What do the enabling works contain?	Due to delays from planning pre commencement conditions there will now be no enabling works. The works which were to form the enabling works will now be undertaken in the Main Works. The addendum issued on 13th November will include information on this including updated Schedule of Works sections detailing the changes and additional works.	14.11.2017
13	Are we going to receive any further info during tender period? Yes an addendum will be issued on 13 th November	Yes an addendum will be issued on 13th November.	14.11.2017
14	Is there any further information in relation to contamination?	Additional tests were carried out on 1/11 and we will have a report prior to the appointment of the main contractor but it will not be in sufficient time to inform this tender process.	14.11.2017
15	What are the vents?	They are simple hinges panels in front of the gas suppression system.	14.11.2017
16	Can there be access around both sides of 104?	Yes	14.11.2017
17	Could you provide further information as to why a siphonic drainage system is required to the vehicle bay roof? Having spoken to our specialist contractor they are concerned that the roof area (approx 65m2) is not sufficient to enable a siphonic system to work successfully.	The siphonic system is included in order to accommodate the requirements of class 4 roof (for Archives). The siphonic system drains 75% of the whole roof. (It does not only drain the vehicle bay roof - there is no separation between the vehicle bay and the main roof - it is one continuous surface).	14.11.2017
18	The system only has a CHW coil which can cause an issue of freezing up as it is running at -2 C on the cross plate heat exchanger side and can the unit cope with the constant dehumidification	Yes.	14.11.2017
19	There appears to be no humidity or temperature control on the unit. We understand that the unit has a heat recovery section but we don't feel that this will be able to control to the design conditions throughout the year. Normally we would install a heating coil and humidifier to accurately control to the set point. I.e. if it is a cold damp day and the fresh air needs to be dehumidified the off coil temperature will be very low and therefore this will then lower the temperature in the vault.	Noted. Proceed as drawn and specified. No heating or humidification required.	14.11.2017
20	There is no extraction or re-circulation for the AHU. It appears that the area with be positively pressurized meaning on Passivhaus building it maybe hard to achieve the flow rate through the duct work. We would normally look at a re-circ duct that would go back to the AHU with a fresh air make up.	Flow rate matches leakage design for the building fabric. Proceed as drawn and specified.	14.11.2017
21	The size of the duct work does not seem to relate the flow rate.	Proceed as drawn and specified.	14.11.2017
22	The tender return address detailed within the ITT letter and Tender Document are identical. However, the person in which we are to address it to are different as is the contract number reference. Please can you confirm?	Tenders should be addressed to: Jamie Coyle, Contract number reference: IWM/DCM/1801	14.11.2017
23	Section 8 page 8/3 Item E states a contingency of £85,000.00 but carries forward the amount of £80,000.00. Please confirm?	Please include for contingency at £80,000.00	14.11.2017
24	Please can you confirm the specification of the attenuation crates together with the proposed invert level? Momentum drawing 3104-600-2 details a soakaway/attenuation tank as 19.0 x 3.0 x 1.5m but we do not have a specification on the type of crate required (currently we've assumed each crate to be 0.5 x 0.5 x 1.0m stacked 3 high to meet size requirements). Also, although the depth of the soakaway/attenuation tank is stated as 1.5m, depending of the invert level required the depth of excavation is likely to be significantly deeper (we've currently assumed a depth of approximately 2.2m from existing levels).	Soakaway system is no longer acceptable following penetration tests. A new drainage system has been designed containing an attenuation tank - please see relevant documents in the Addendum for details. A proposed specification is provided within the Addendum under 'Appendix A - Drawings and Specs > Structural > Specs' which details Wavin Aquacell System, or similar and approved. Level information is detailed on drawing 3104.600.	14.11.2017
25	The quantities stated in the Schedule of Works for Wall Finishes suggest we are to paint both perimeter plastered walls and internal fair faced dividing blockwork walls but the BMS clause M60/110A seems to be suggesting we paint plastered walls and external walls. Please confirm?	Paint finish to plastered external walls and internal fair faced concrete walls (see RDS)	14.11.2017

26	The quantities stated in the Schedule of Works for Ceiling Finishes suggest we are to paint the exposed precast concrete soffit of the mezzanine floor planks (Storage 1). Is this correct?	Correct (see RDS).	14.11.2017
27	The access route for vehicles over 3 tonnes goes through an access gate. Who controls this gate, will we be required to provide a gate man?	The gate is controlled by the IWM. Contractors <u>will not</u> be required to provide a gateman. Contractors will be required to coordinate and arrange for deliveries with the IWM so they can obtain access to the site.	17.11.2017
28	Details of construction & expansion joints to the oversite concrete slab required.	No expansion joints are required in the ground floor slab. Generally, we would expect the contractor to give us their preferred construction method for the slab for our comment and approval. This would be determined by them, based on their preferred pour sizes and sequencing. However, as a starting point for their consideration, we would recommend the following: * Construction joints should run parallel to Grids 1-6 and be located on gridlines and over intermediate foundations producing strips of approx. 4.6m width. * The strips should be the full width of the building (from Grid A to Grid B) with induced cracks at 1/3 points (approx. 9.3m spacing). Strips should be cast 'hit and miss' with infill strips cast not less than 48 hours after the first strip casting. * Reinforcement should be continuous over the joints with minimum lap lengths observed.	14.11.2017
29	Specification for formwork finish to roof soffit and beam encasement required.	'Plain' finish to BS EN 13670	14.11.2017
30	Are the internal blockwork partition / separating walls rendered and decorated or left as fair faced blockwork.	Painted (see RDS). No render/plaster.	14.11.2017
31	There are references regarding the roof on some drawings stating the specification is J42. There is no J42 in the specification, should this be J41?	Correct, incorrect J42 references should be taken as J41 (these are detailed correctly as J41 within the Schedule of Works descriptions).	14.11.2018
32	Is there a bending schedule available for the ground floor slab? Can this be issued please?	Bending schedules will be produced in cooperation with the structural engineers once the contractor is appointed.	17.11.2017
33	I don't know if you are aware but the suggested timber frame contractor Cygnum have declined to provide a quotation. We cannot offer timber joist system as a CDP. What is drawn is effectively a bespoke joist which is made in a factory and then brought to site and fixed by carpenters - we as main contractor have no way to obtain a warranty for this and so cannot accept it as CDP. The joists fixed to the blockwork with a carrier board on the front of them, the architects details then shown that the rainscreen cladding is support from this 13mm board. This does not seem a robust construction detail? Could the design team please revisit this element of the works and provide further information/ design?	The designed wall build up is a common solution for Passivhaus construction that avoids cold bridges and presents the most simple cost effective solution. It is a simple and tested solution that has been developed with suppliers and has been used in numerous buildings with different claddings including Herefordshire Archive and Record Centre (HARC). A similar detail has been used to support Corten cladding in Blakenhall Neighbourhood Centre in Wolverhampton as well as different cladding types on numerous other buildings including heavy thatch panels (The Enterprise Centre, University of East Anglia). While we have consulted with Cygnum, it can be constructed by any timber frame company.	17.11.2017
34	Can you provide information/ extent/ quantity/ photos of the "Removal of rubbish from the materials store adjacent the site" which was supposed to be undertaken by the enabling works package?	The photos of what is required to be removed were contained in the addendum - please see Appendix O, which is referenced within the Schedule of Works item for this element.	17.11.2017
35	Can the design team provide clarification on why the construction methods have been chosen? Why is the insulation zone outside of the masonry superstructure? Why can insulation not be in a cavity between two masonry leaves? Why is the void former for insulation required to be timber frame rather than a metal product?	To avoid cold bridges. Critical to the Passivhaus standard and performance.	17.11.2017
36	Can you advise if our bid would be considered if we cannot provide a BIM services for the M&E installations? This project would really suit smaller specialist contractors but they do not have BIM capability and it doesn't seem that larger contractors will be quoting for this project due to its relatively small scale.	We appreciate that smaller M&E subcontractors may not have BIM capabilities and it may be that the main contractor needs to include an additional fee to supplement the M&E's own design capabilities to translate the as built to BIM. As a central government funded body, the IWM are obliged to run their capital projects in BIM Level 2 as per the Government Mandate.	21.11.2017
37	Do tenderers need to allow for management of the racking sub-contractor or if their works will be carried out in isolation either before or after the main works.	Details of requirements are contained within preliminary clauses A13/135 and A13/140 - please refer to these for requirements.	17.11.2017
38	With regard to the luminaires reference A1 and A2 which are mounted on their own continuous trunking is it envisaged that this will be fixed directly to the roof structure or are we to allow for suspensions to allow the fittings to suspend below the building structure? There are no details in the specification referencing surface or suspended fittings?	Lighting trunking will be suspended. Tenderers should include for suspensions	21.11.2017
39	Extension to the tender period.	Unfortunately given programme pressures and timescales we are unable to agree to an extension to the tender period at this time. The tender return date will remain 14.00 on Monday 27th November 2017.	20.11.2017