

REFURBIHSMENT OF THE HUB, PEACEHAVEN

RESPONSES TO ITT QUERIES

(Responses in red text)

1. Appendix C provides a schedule for us to provide prices. We can read this in conjunction with the design report but there are significant items that we will either:
 - a. Be unable to price because the scope is not defined, or
 - b. Allow a contingency or risk that will make the submitted tender difficult to evaluate against others.

For example, there is no size given for the required rooflights. Or, provide appropriate insulation...

We anticipate tenderers will submit their own design proposals for matters such as described above, based on their expertise and experience, albeit this may lead to the inclusion of contingency sums.

2. Whilst the design report forms a brief basis, the design should be developed to stage 3 at least to provide all competitors an equal footing for pricing. You can then evaluate those tenders.

We believe the details provided in the invitation to tender and supporting documentation provide sufficient information for tenders to formulate realistic and comparable proposals.

3. The design report contains several alternative options. It would be sensible for you to choose the desired option for us to price, rather than leave this open, again for fair evaluation of the tenders.

See responses to 1 & 2 above.

4. If your intention is to award the project on a Design and Build basis, then the tender period will need to extend to allow for engineers and architects to prepare design proposals that are workable for a subsequent price to be produced.

Council's intention is to enter into a Minor Works JCT agreement for the project and not to award on a Design and Build basis.

5. To provide a quotation for the incoming UKPN upgrade requires an element of design work first before approaching UKPN for a quote who then can take up to 12 weeks to return that quote.

Noted

6. The project is large enough to require a Principal Designer – this post should sit client side and said PD would normally produce Pre-Construction Information for us to consider during the tender and subsequently develop a Construction Phase Health and Safety Plan.

Council's intention is to enter into a Minor Works JCT agreement for the project – we do not feel a client-side PD is essential.

7. In Appendix C, section 6 "Supply and fit point-of-use electric water heaters of sufficient capacity to all showers, sinks and wash basins" – Does this mean you are looking to have all thermostatic mixer showers removed and replaced with electrically heated showers, as well as all basins etc and that the ASHP is only to provide space heating?

Yes, this is correct.

8. Appendix C, section 7 – At this point we are assuming that it means repair/replacement of all damaged items as identified in the Property condition report, e.g. re-tiling, new floors, broken window replacements, door repairs/replacements, decorating etc. Could you please clarify as to what this section refers?

The ITT assumes that the repair of damaged items refers only to areas of the building (including fixtures, fittings and decorations) that might be disturbed or damaged during the execution of the commissioned work outlined in paragraph 1.3 of the ITT, not the entire works identified in the Property Condition Report. If windows need to be replaced as part of the energy efficiency improvement works, then we would expect this to be costed within the tender.

9. Appendix C makes no reference to the entrance lobby, other than replacing the flat roof. However, on Summary Drawing – Roof and Externals (Design report, page 8), there is mention of removing the existing lobby including all footings and slab and installing a new lobby in lieu of existing. Could you please confirm the situation on this item?

The only work required to the lobby as part of this contract is the replacement of the flat roof.

Are any specific dates set aside for site surveying? **Access to the premises can be arranged by emailing / telephoning the Parks Officer (Kevin Bray : parksofficer@peacehaventowncouncil.gov.uk – 01273 585493)**

2nd June 2025