

Tender for the provision of Barbican Renewal Project Infrastructure Works

(capital Esourcing: itt_COL_17908)

ITT Questions of Clarification – 1st March 2024

No.	Date Received	Subject/Area	Question	Answer	Response Date
1	07/02/2024	Technical	In relation to Citigen – please confirm whether the contractor is to maintain / retain temperatures in the event that Citigen reduce theirs	No. If Citigen's temperature changes (e.g. District Heating temperature reduces), The building's LTHW will change too in principle. We are in the process of agreeing the temperature at the moment.	13/02/2024
2	07/02/2024	Scope	The Buro Happold specification states that the theatre flying gear is to be completely replaced, however, the quotation is only for replacement of parts – which scope is correct?	The scope identified in the Trekwerk quotation is correct so please refer to this.	13/02/2024
3	07/02/2024	Contract	Please clarify when the contractor will take on design liability	Buro Happold will complete the Stage 3 design for the work and then pass this to the Contractor for the contractor to undertake the Stage 4 design. The contractor will therefore need to provide for Stage 4 design fees within the preliminaries pricing. Note also that Allies & Morrison will act as CDM Principal Designer for the scheme up to the end of RIBA Stage 3. Once design liability is transferred to the Contractor, the Contractor will also need to act as Principal Designer.	13/02/2024
4	07/02/2024	Building Regulations	Is the building classed as a high-risk building under the Building Regulations, considering the proximity of residential areas	Yes, the Barbican is classified as 'high risk'	13/02/2024
5	07/02/2024	Design	Can contractors obtain a quotation for Stage 4 design from Buro Happold?	Yes, this is acceptable	13/02/2024

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6	07/02/2024	Logistics	Are there matinees as well as evening performance?	<p>Yes - there are matinees that occur on a Thursday and Saturday afternoon. During which time noisy or disruptive works will be restricted.</p> <p>The matinees commence at 2pm on Thursday and Saturday, no noisy work will not be allowed after 1pm on Thursday and Saturday.</p> <p>The Noisy working hours are as follows:</p> <ul style="list-style-type: none"> Monday, Tuesday, Wednesday, and Friday 8am - 6pm Thursday 8am – 1pm Saturday - 9am – 1pm <p>Sunday – no noisy work</p>	13/02/2024
7	07/02/2024	Programme / Venue closures	Do the venue closure periods already allow for de-cant and re-cant into the spaces? Or has any de-cant and re-cant time got to also take place in the closure window, therefore reducing the main contractor's time within the space?	The decant of the venues will take place before the closure windows, the re- occupation will take place after the closure windows, and will not reduce the main contractors time within the space.	23/02/2024
8	07/02/2024	Commissioning	What is the art gallery proving time? Has this got to take place within the closure window?	<p>Yes, it is to take place within the closure period. The temperature and humidity need to stabilise, evidence that the BMS is automatically controlling for at least two weeks without any problems, will be needed.</p> <p>The spaces need to be clean, dust free, and sealed as well.</p>	13/02/2024
9	07/02/2024	Commissioning	Is the contractor to allow for an independent commissioning manager? Will there be a Client Monitoring (CMT) role on the client side that the commissioning manager needs to liaise with?	Yes. Buro Happold technical team will be the client-side technical consultant role. The commissioning manager will need to liaise with Buro Happold in terms commissioning programme and arrangement of witness.	13/02/2024

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10	07/02/2024	Sustainability	Are there any BREEAM or other sustainability accreditations required to be achieved?	Yes. BREEAM and Bespoke sustainability framework, being developed by the client design team.	13/02/2024
11	07/02/2024	Scope	Will strip out of redundant plan form part of the phase 1 works?	Yes. Strip out of the Phase 1 replacement items (existing AHU, DB, cables etc) form part of scope. Further strip out of other redundant services (especially in the Central Service Plant Room, Level -2) maybe included in Phase 1.	13/02/2024
12	07/02/2024	Design	Will acoustic requirements form part of the Stage 3 design as it is noted that there is nothing within the current Stage 2 design information?	Yes.	13/02/2024
13	07/02/2024	Technical	How will we isolate pipework when changing over AHU's etc?	Dependant on what pipe/area we may need to freeze sections	13/02/2024
14	07/02/2024	Access	What are the best routes for access?	Subject to which area. Contractors to be shown during site visits or via marked floorplans if required	13/02/2024
15	07/02/02024	Asbestos	Does the PCI information include info on asbestos?	Yes – PCI includes management survey. An asbestos R&D survey will be carried out at RIBA stage 3.	13/02/2024
16	07/02/2024	Scope	Can we source other prices for fly tower work?	No – Trekwerk have maintenance agreement in place and are the only company who can carry out this element of work unless entire system is replaced	13/02/2024
17	13/02/2024	High risk building	Please confirm whether all phases of this project are classed as a high risk building?	It is anticipated that all phases of this project will be classed as a high-risk building.	23/02/2024
18	13/02/2024	Stage 4 Design	Please confirm Buro Happold have priced the stage 4 design and if so, can you release their scope and quotation?	No we have not received a price or scope for the stage 4 design. The quotation will be dependent upon individual appointment terms. If you wish to obtain a quotation for the stage 4 design from BH then please contact Kenichi Hamada <Kenichi.Hamada@BuroHappold.com>	23/02/2024

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19	13/02/2024	PDCS	Please confirm who will be operating the project document control system, as it infers this will be a City of London system?	This will not be a City of London system but an information manager from the City will manage the system.	23/02/2024
20	13/02/2024	Design responsibility	Please confirm the design responsibility starts from the onset of the stage 4 design.	The Contractors design responsibility starts from the onset of the stage 4 design.	23/02/2024
21	13/02/2024	OOH working	Please confirm the process for out of hours working. Currently the documents only allow 8am-6pm weekdays, 9am-2pm Saturdays and Sundays excluded.	<p>To prevent nuisance to nearby residents, all noisy works shall be carried out during the following times: -</p> <ul style="list-style-type: none"> Monday, Tuesday, Wednesday, and Friday 8am - 6pm Thursday 8am – 1pm Saturday - 9am – 1pm Sunday – no noisy work 	23/02/2024
22	13/02/2024	Gatic Cover plant	Please confirm whether the 'Gatic Cover' plant access planks above the staircase can be removed for plant delivery access, rather than use of the doorway. This was questioned on the site walkround 7th February 2024.	<p>This is not currently in service as these planks are currently tarmacked over. The smaller opening down onto the mezzanine is serviceable.</p> <p>The plant room can also be accessed from the rear near the goods lift.</p> <p>A mark up of access routes will be provided for clarity.</p> <p>Access via the Gatic cover would be a variation, should the PC/PD consider it following CDM compliance in the next design stage.</p>	29/02/2024

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23	13/02/2024	Maintenance	Please confirm what maintenance will be required from the contractor during each phase of the works, and how product warranties works relative to each phase of the works.	Maintenance must be completed in line with SFG-20 standards. SFG-20 is the minimum standard. In some instances, because of harsh environments or overuse, frequencies of maintenance visits can be increased. The Contractor maintaining the equipment for the first 12 months, must provide CoL with evidence of servicing.	23/02/2024
24	13/02/2024	Noisy works	Please confirm whether there will be any restrictions on noisy works on both a daily and weekly basis. Allies and Morrison PCI notes specifically 'Noisy Works' - For clarity are there any further specifics related to this.	The restrictions on noisy works are as follows: - <ul style="list-style-type: none"> Monday, Tuesday, Wednesday, and Friday 8am - 6pm Thursday 8am – 1pm Saturday - 9am – 1pm Sunday – no noisy work 	23/02/2024
25	13/02/2024	Sign off procedures	Please confirm if there are specific systems of work or sign off procedures that need to be complied with (especially in regard to electrical systems).	Nothing other than the usual industry / statutory required testing and commissioning and provision of certification.	23/02/2024
26	13/02/2024	Vetting	Please confirm any requirements for 'vetting procedure' for any specialist sub-contractors?	The City would expect to see evidence of their competency, examples of previous similar work, references, how they manage health and safety, etc.	23/02/2024

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27	13/02/2024	Programmed works	Please confirm details of current programmed works as per the Barbican CWP list (and any additional works identified and programmed since).	<p>Climate Action Strategy (CAS) projects.</p> <p>It is proposed to modify the internal LTHW and CHW circuits to improve return temperatures, heat loss and pumping power. This amounts to around £1M of mechanical/controls work and will include:</p> <ul style="list-style-type: none"> • Removal of Low loss headers and related hydraulic optimisation • Replacement of control valves, and 3 port valves. • Remedial works to the pipework. • Modification to BMS controls <p>This work is scheduled to start on site in Summer 2024 and will continue into 2025.</p> <p>Project to improve Fire Safety at the Barbican Arts Complex</p> <ul style="list-style-type: none"> • Remediation of Emergency Lighting and Fire Signage in all areas • Remediation of Fire Detection/Fire Alarm/Plant/BMS/System Interfaces/Lifts Connections in all areas • Significant improvements to compartmentation and escape routes (firestopping and fire doors) across the centre. <p>This estimated cost of the fire safety works is £10M, the works will commence on site in 2024 and will continue into 2025.</p>	23/02/2024

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28	13/02/2024	Main works	Please confirm whether any other main works are planned over the same period as the 'Barbican Major Revamp and Renewal' works.	<p>Details of other works taking place are noted on pages 6 and 7 of the preliminaries but will be:</p> <ul style="list-style-type: none"> - Barbican Renewal masterplan works Barbican CWP works, cyclical maintenance and reactive repairs by FM Contractor or in house engineers - Lift works - Podium waterproofing works - Climate Action strategy works - Fire Safety works 	23/02/2024
29	13/02/2024	Fire safety works	Please confirm whether 'Fire Safety Works' planned for 2024-2025 will alter the status of the building in relation to 'Higher Risk Buildings'	The 'Fire Safety Works' planned for 2024-2025 will not alter the status of the building in relation to 'Higher Risk Buildings'	23/02/2024
30	13/02/2024	TAC	Please confirm the 'Success Measures' as defined by the TAC.	Please refer to the KPI's contained in Section 2.0 of the tender documents.	23/02/2024
31	13/02/2024	TAC	Please confirm the notice requirements for providing access per clause 7.9 in TAC.	Access to back of house areas can be arranged through the engineering helpdesk 24hrs a day as required. Access to front of house and public areas can also be arranged but the contractor must be mindful of ongoing operations in the arts centre (exhibitions/performances etc) during which access may be restricted.	29/02/2024
32	13/02/2024	TAC	Please confirm that the 'Term Programme' noted in the TAC is the 'Programme' for the works to be agreed.	The Term Programme will cover a number of phases of work (the exact term and phasing / sequencing to be agreed with the contractor once on board). The programme for the phase 1 works is anticipated to be 3 years.	26/02/2024
33	13/02/2024	Building compliance officer	Please confirm details for the Building Compliance Officer.	This maybe invalid as the term will now be 'Accountable Person' under the BSA. It will be the party under the Barbican who will be registered with the Building Safety Regulator and preparing the Safety Case once the project is complete.	26/02/2024

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34	13/02/2024	Prelims	Per section 5.7 of the AECOM Barbican Renewal Infrastructure Replacement Preliminaries document; 'Air Permeability' please confirm the extents of the space/zone to be tested.	No requirement in Phase 1 as we are not changing the building fabric.	23/02/2024
35	13/02/2024	Prelims	Per section 5.10 of the AECOM Barbican Renewal Infrastructure Replacement Preliminaries document; 'Energy Performance Certificate' please confirm the extents of the space/zone to be tested.	No requirement in Phase 1.	23/02/2024
36	13/02/2024	Prelims	Per section 5.12 of the AECOM Barbican Renewal Infrastructure Replacement Preliminaries document; 'Measures to establish acceptability' please clarify the parameters for acceptability ie benchmark, mock up etc.	Works will be deemed acceptable if they are in accordance with the contract. Guidance on acceptability's is provided within the specification.	23/02/2024

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37	13/02/2024	Asbestos	Please confirm requirements for removal of asbestos. Is there already an agreement in place for removal with 'Eton Environmental'?	<p>There is no agreement in place for removal with Eton Environmental</p> <p>An R&D asbestos survey (suitable for major refurbishment and demolition) for the Phase 1 works will be instructed during RIBA stage 3 design.</p> <p>The contractor shall be responsible for the removal and disposal of asbestos associated with this project. All asbestos removal works shall be carried out by an HSE licensed & registered asbestos removal contractor.</p> <p>The Contractor <u>must</u> use Socotec as the independent analyst on all removal works, as it gives the CoL independent assurance the work is done suitably and ensures the asbestos register is managed throughout the project.</p>	23/02/2024
38	13/02/2024	Asbestos	Please clarify the extent of the scope of works for 'Eton Environmental'	Please see the response to q.37	29/02/2024
39	13/02/2024	Waterproofing	Please confirm whether rectification of waterproofing issues within/above 'Exhibition Hall 1' form part of the scope of the works.	No, this is not within the contractor's scope of work.	23/02/2024
40	13/02/2024	Flytower	Please confirm extent of responsibilities for the 'Flytower Works' by Trekwerk.	The extent of responsibilities for the 'Flytower Works' by Trekwerk, is detailed in their quotation ref: -Barbican fly installation electrical upgrade, dated: 14-12-2023, and the accompanying letter, included with the tender documents.	23/02/2024

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41	13/02/2024	Flytower	Please confirm whether maintenance terms for the Flytower works by Trekwerk are to be included in the maintenance terms for the bid?	No – The Barbican have an existing maintenance agreement in place with Trekwerk and is not to be included in the bid.	23/02/2024
42	13/02/2024	Citigen	Please confirm whether there are any planned periods for Citigen network within the City of London CAS scope, where pipework could be rerouted within the plant space (to enable access),	There is nothing currently planned.	23/02/2024
43	13/02/2024	Pressure ratings	Please confirm current ratings (pressure) for the existing ductwork.	Concert Hall AHU O&M and commissioning sheet indicated the low pressure range (510Pa static pressure recorded on commissioning sheet at AHU main duct).	29/02/2024
44	13/02/2024	Maintenance term	Please confirm the requirements for the maintenance term - 'to maintain all installed services until PC.' Please clarify if this is determined as the overall term of TAC or per phase.	The contractor will be required to maintain the installed systems until the end of the 12 month defects period for each phase (or section within each phase). Following which the Barbican's own MTC contractor will continue maintenance activity.	23/02/2024

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45	15/02/2024	TAC	<p>Please would the Authority confirm:</p> <p>The current parties on the TAC1 Alliance</p> <p>Their roles and responsibilities (ideally an organogram please)</p> <p>Whether Buro Happold will be retained on this Alliance</p> <p>Whether the Alliance is seeking a construction-only provider for the contract also?</p>	<p>The City of London Corporation (and the contractor once appointed)</p> <p>The CoL is the Client as defined by the TAC</p> <p>Buro Happold are not currently part of the Alliance</p> <p>No</p>	26/02/2024
46	15/02/2024	Phase 1 works end date	Preconstruction information gives end date October 26, please can you confirm proposed end date of phase 1 works.	<p>The proposed end date of the Phase 1 works is the end of 2027, actual date to be confirmed by the contractor with the tender submission.</p> <p>The PCI will be updated for the Stage 3 handover of information for the CDM PD duty.</p>	29/02/2024
47	15/02/2024	Lifts	Can you please confirm which lift can be used to transport materials for Art Gallery AHU replacement to level 4?	<p>Goods Lift 21 or Loading Bay B Goods Lift.</p> <p>With smaller items there are also other routes.</p>	23/02/2024
48	15/02/2024	O&M Manuals	Is there a particular provider for O+M manuals which needs to be adopted?	No.	23/02/2024

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49	15/02/2024	Plant replacement hatch	Can the plant replacement hatch in the service road remain open for material distribution throughout the duration of the works provided suitable measures are put in place to prevent unauthorised access? Including being left open out of hours for deliveries etc.	No access will need to be arranged and the hatch closed. Please also note times for noisy works.	23/02/2024
50	15/02/2024	Service isolations	Can you please confirm if all service isolations are carried out by in house Facilities Management team or if we are to allow for this?	This will be done in house.	23/02/2024
51	15/02/2024	Lighting circuitry	Is the lighting circuitry drawing available for the foyer areas, as we believe this will dictate our sequencing, and the potential need for temporary lighting.	Schematics plans showing the relevant DB's, and circuit and a number of original drawings are available.	29/02/2024
52	15/02/2024	Fire plans	Do you have fire plans showing fire escape routes based on occupation numbers?	Yes. Please see docs titled: <ul style="list-style-type: none"> Capacities March 2023.doc Barbican – Level -2 Fire Safety – A1.zip 	23/02/2024
53	15/02/2024	Water & drainage	Are the domestic water and drainage drawings available for the WCs. This is likely to influence the sequencing of these areas. The PCI record drawings and schematics appear to have room numbers. Is there a layout showing this? This will aid with planning sequence of WC works.	Please find the additional markup showing the Phase 1 scope WC areas. Record drawings (original install time) have been included in the RIBA Stage 2 report (BCRPM1-BHE-XX-XX-RP-ME-49001). As these old room references and the plan markup provided for Phase 1 WC areas are different reference system, it is advisable to ignore the old referencing numbers, at this time.	23/02/2024
54	15/02/2024	Asbestos	Will a full asbestos R&D survey of the work areas be carried out prior to contractor appointment or are we allow for this? We note the condition of known asbestos survey.	We are undertaking the survey at RIBA Stage 3 so the contractor does not need to allow for this	23/02/2024

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55	15/02/2024	Noise & vibration limits	Are there any specific noise and vibration limits above the City of London requirements (we note within the documents 08:00-18:00 noted)?	Please refer to query 24	23/02/2024
56	15/02/2024	Security	Can you confirm if incumbent security will remain throughout the period, and if any security escorts from the incumbent are required while working in public areas?	Yes, incumbent security will be on site throughout project. No specific requirements for security to escort contractor while working in public areas except for scenarios such as roadway closures etc.	23/02/2024
57	15/02/2024	Programme	Is there a programme available for the other projects which are ongoing concurrently with this project, this will allow us to assess potential impacts	No programme is currently available. Please refer to response to query nr 28. Phase 0 works will be taking place throughout 2024 and we anticipate that they will be nearing completion by the time that the Phase 1 works commence. Lift works will also be taking place throughout 2024 and into the early part of 2025 (currently being tendered, exact programme tbc) Fire Safety works will commence on site in 2024 and will continue into 2025 Climate Action strategy works are scheduled to start on site in Summer 2024 and will continue into 2025 Barbican minor projects will including CWP works will also be ongoing.	23/02/2024
58	15/02/2024	Design responsibility	Who holds design responsibility for stage 3 and previous stages. Do we inherit retrospective responsibility?	Buro Happold have design responsibility for design stage 3 and before. This will be retained by BH. The contractor accepts design liability from the start of stage 4 onwards.	23/02/2024
59	15/02/2024	Event space closure dates	Please confirm the closure dates for the event spaces are contractor access dates, and do not include a client de-cant / event build-up	Please refer to the response to query nr 7	23/02/2024

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60	15/02/2024	Sanitary ware	The fitout includes new sensor taps, and non-heritage sanitary ware. Please confirm what sanitary ware is heritage, and which isn't?	This will be clarified further as the design progress.	23/02/2024
61	15/02/2024	Plumbing works	Is it anticipated that builder-work will be formed (ie new access hatches) within all WCs to allow for new plumbing works? Or is there an element of strip-out and reinstatement to facilitate plumbing works?	Within the Phase 1 WC works scope includes elements of strip out and reinstatement to facilitate plumbing works, especially heritage sensitive areas. where feasible, the intention is to provide better maintenance/replacement access, i.e. builder's works, larger access hatches.	23/02/2024
62	15/02/2024	Design responsibility	<p>Please confirm/advise the following with regards to design responsibility.</p> <ul style="list-style-type: none"> • The chosen contractor will develop the RIBA Stage 4 design with support from Buro Happold. Please advise the anticipated scope split between the contractor and Buro Happold during this period? • Please confirm if Buro Happold will be working on behalf of the client or the contractor during this Stage 4/5 period? 	<p>The contractor will be responsible for developing the Stage 4 design. The contractor should include the cost for the stage 4 design work in their tender submission. BH will act in a Client monitoring role to oversee the contractor's design during this period.</p> <p>BH will work for the Client in a monitoring role during stage 4 and 5. The contractor may also appoint BH to undertake the design work if they wish – please see response to query nr 18.</p>	23/02/2024
63	15/02/2024	Stage 3	Please confirm that the Buro Happold stage 3 will constitute the Employers Requirements?	Yes	23/02/2024
64	15/02/2024	Carbon reduction activity	In the Carbon Reduction Activity question (2.2.2), please clarify the definition of the word "area" in the sentence "demonstrate how you will measure, monitor and reduce carbon emissions from at least one area of this contract by the end of its term"	By 'area' we mean aspect of carbon reduction activity, and not a specific physical or geographic location.	23/02/2024

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65	15/02/2024	CM question	In the Contract Management question (2.1.8) - you ask for CVs for the Contract Manager's support team in addition to the Contract Manager. The makeup of this team will flex depending on the number of Task Orders which is yet to be determined. Would an organisation chart for this flexible resource, containing all requested biographical information, be acceptable? This would be supplemented by pen portraits of senior members of staff - would these portraits be exempt from the word count in the same way the full CVs are?	Yes, an org chart with supporting information would be acceptable. 'Pen portraits' will not be included in the word count.	23/02/2024
66	16/02/2024	Technical Question 2.1.7 Health & Safety	Reference has been made to the Barbican being a "high risk" building. Can you please confirm if this is Building Safety Act defined.	The Barbican Centre has been registered with the Building Safety Regulator as a high-risk building	23/02/2024
67	16/02/2024	Technical Question 2.1.7 Health & Safety	Can you please confirm who will be the Building Control Principal Designer for the project (which is a different role to the CDM Principal Designer)?	The City have still to appoint a Principal Designer for the Building Safety Act. Details will be provided once appointed.	01/03/2024
68	16/02/2024	Technical Question 2.1.8 Contract Management	Where reference is made to the "City's Contract Users", is this referring to the Clients Professional Team - i.e. PQS, Project Manager, Architect & Services Consultant?	This relates to the professional team and an element of the Client team, e.g., the engineering, security and operations teams who the contractor will liaise with for access arrangements, isolations etc.	29/02/2024
69	16/02/2024	Technical Question 2.2.2 Carbon Reduction Activity	Where reference is made to "at least one area of this contract by the end of its term" is this referring to Phase 1 or an area of Phase 1, & the term being the proposed end date for Phase 1 or the overall project 10-20 year term?	See response to query 64. Whilst this should primarily address Phase 1 works, an indication of proposals for the potential lifetime of the contract would be welcomed.	26/02/2024

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70	19/02/2024		Please confirm if the Exhibition Hall 1 accommodation (for offices and welfare) will be provided free of charge?	The Exhibition Hall 1 accommodation will be provided free of charge. The Contractor should allow for fitting out the accommodation including sanitary facilities as required in accordance with schedule 2 of the CDM regulations 2015 and include for maintaining, removing, and making good on completion.	23/02/2024
71	19/02/2024		Please confirm if the utilities associated with the proposed site accommodation will be provided free of charge? If not, please advise rates per unit, so we may calculate usage	The Contractor will be allowed reasonable use of water and electricity for the site accommodation free of charge.	23/02/2024
72	19/02/2024		The prelims matrix document item 5.1 calls for 24hr security. Please confirm whether this is required and to which areas.	The security requirements are detailed in the Barbican Centre, Health & Safety Induction for Contractors (2023) document.	23/02/2024
73	19/02/2024		The prelims matrix document item 4.9 calls for a site nurse. Please confirm whether this is required. We do not envisage operative levels which would make this cost effective.	The Contractor should comply with the Health and Safety (First Aid) Regulations 1981	23/02/2024
74	19/02/2024		Please confirm what would be required under Prelim matrix 11.1 Site and laboratory testing?	It is not anticipated that this is required for Phase 1. Please note that the prelims matrix and pricing document provide for all possible items that could be provided during construction works. It is for the contractor to assess the scope of work and determine whether items are required.	26/02/2024

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75	19/02/2024		Please confirm what the condition survey requirements are, as shown in 11.5 of the prelims matrix	<p>The contractor may wish to record a general surface level overview of the condition of the structure of the building, the state of repair and maintenance issues at pre-commencement stage and at PC so as to illustrate that where damage has occurred or the condition of the building has been affected, it is not as a result of the contractors own work.</p> <p>This is a contractor risk item so it is for the contractor to determine whether this is required and whether they wish to provide a price for undertaking this.</p>	26/02/2024
76	19/02/2024		Without any detailed design information at this stage, we are unable to price prelims associated with mobile craneage. Please confirm this is acceptable.	In accordance with section 6.0 of the prelims matrix, craneage must be priced as part of the preliminaries.	26/02/2024
77	19/02/2024		Confirm what spares are required for maintenance?	The Contractor will be expected to supply all consumables (e.g. filters) for the 12-month warranty period	23/02/2024
78	19/02/2024		Tender pricing document 1.3.2.1 Landscape maintenance services. Please confirm if this is required. If so, please confirm scope	There is no requirement for landscape maintenance services	23/02/2024
79	19/02/2024		Please confirm whether you require the fitout of the welfare removed at the end of the term contract.? We suggest pricing this within the last phase of works, as this work could be a minimum of 10 years in the future. Please confirm agreement to this?	The Contractor should allow for removing the welfare facilities, at the end of the contract.	23/02/2024
80	19/02/2024		Please confirm whether any setting out information exists, or a full set of control points is required?	Point cloud measured survey and survey BIM model is being produced currently. This information will become available in due course.	23/02/2024

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81	19/02/2024		Pricing Schedule item 1.2.2 web-based information management system. Please confirm this will be provided at nil cost to the contractor.	The precise system to be used is still to be decided, however there will be no cost to the contractor for this.	26/02/2024
82	19/02/2024		Please confirm the client teams requirements for desks within the site office accommodation	One desk to be used on an ad-hoc basis	23/02/2024
83	19/02/2024		Please confirm the EPC output requirements for the phases that are expected.	EPC is not expected to be required.	23/02/2024
84	19/02/2024		Are there further details available for the dual electrical supply for the lifts?	No further information is available other than provided in "BCRPM1-BHE-XX-XX-RP-ME-49001 - MEP Infrastructure Phase 1 - Stage 2 Report".	23/02/2024
85	19/02/2024		Employers Requirements 1.6.4.1 Details that a 3D Revit model is required as output from the phases - Please confirm that 3D base information will be provided at Stage 3?	Yes. Point cloud survey and survey Revit model is being produced currently. Should these become available in time for RIBA Stage 3, 3D model based information will be produced as part of RIBA Stage 3.	26/02/2024
86	19/02/2024		It is noted that concrete plant is incorporated to the prelims register. Please confirm that this is not required?	It is not anticipated that this is required for Phase 1. Please note that the prelims matrix and pricing document provide for all possible items that could be provided during construction works. It is for the contractor to assess the scope of work and determine whether items are required.	26/02/2024
87	19/02/2024		Prelims register 2.10.3 Post completion services. Please confirm is this post completion of the scope works, all phase 01 works or other?	Post completion of the phase 1 works (and associated with those phase 1 works).	26/02/2024

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88	19/02/2024		Please confirm the requirements for samples and benchmarking. Buro Happold Preliminaries document list expectations, however this appears generic. Also please confirm approvals procedure.	<p>Samples: as per BCRPM1-BHE-XX-XX-RP-ME-49003, section A33.11, "All items that are exposed to view (this includes, grilles, light fittings, electrical accessories, fire alarm devices, sprinkler heads, intruder detection and security devices, patient alarm and call systems, medical gas terminals, ductwork and pipework cladding, signage and sanitary ware)".</p> <p>Take medical gas terminals out, as there is no need for such items in this project.</p>	26/02/2024
89	19/02/2024		Please confirm the extents and scope for pre-completion and completion inspection process.	<p>BH Preliminaries specs details these processes described below, for details refer to BCRPM1-BHE-XX-XX-RP-ME-49003, Section A33.</p> <p>Client tech rep team from BH will carry out site visit inspections during construction, assumed to be fortnightly. This includes progress monitoring and progressive snagging.</p> <p>Contractor's engineer-in-charge is required to carry out their separate inspections.</p> <p>Contractor is required to liaise with Building Control officer, Building Insurers, Fire officer's inspections.</p>	26/02/2024
90	19/02/2024		Please confirm details for structural and delapidation surveys required to adjacent buildings. Please identify buildings for survey and whether monitoring will be required?	There is no requirement for structural and dilapidation surveys.	23/02/2024
91	19/02/2024		Please confirm that there are no expected planning requirements for the first phase of works.		

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92	19/02/2024		The scope for the 'Principal Designer' is to cover all phase 01 works. Please confirm is this per the BH MEP INFRA - PHASE 1 scope or are there further enhancements expected?	We are unclear if this query relates to the scope of MEP Infra Phase 1 works? If so, the scope is as per Design Information provided for MEP Infra Phase 1.	01/03/2024
93	19/02/2024		Please confirm parameters expected for communication response between the clients team and the contractor? We would normally expect responses to be in the order of 5 working days - particularly for fast paced works such as these.	As per BCRPM1-BHE-XX-XX-RP-ME-49003, Section A33.18, examination of drawings and information by the client's team will allow for 10 working days. Collaborative working environment between the client's team and contractor is required. Swift response to each other is expected, and when swift responses are not possible due to the nature of queries, parties are expected to let others know to discuss a way forward.	26/02/2024
94	19/02/2024		The Climate Action Strategy notes that the intent is for re-use as far as possible. Are there any targeted elements expected for the elements of phase 01? Particularly elements that may require storage.	There is currently no targeted/identified materials for reuse in phase one. The City and Barbican will be relying on the supplier to make the assessment on the condition of materials and if reuse is possible. While no sites have been designated for material storage yet, the Barbican does have spaces that could be used and are willing to make those available for the supplier in order to promote reuse.	23/02/2024
95	19/02/2024		Item 30 of the risk register suggests that scope could increase following dilapidation surveys. This is noted to be covered by contingency. Please confirm the limitations of the scope increase.	A condition survey is available showing condition of existing plant, however we do not fully understand the extent of any scope increase following surveys, hence identifying this as a risk. Any scope increase would be dealt with as a variation however or if appropriate dealt with in a later phase of work.	26/02/2024
96	19/02/2024		We note the requirement in the BH preliminaries document for 'Soft Landings' - Please confirm the expected 'Soft Landings' period expected to be incorporated to the shut down periods?	Contractor shall operate the BSRIA BG 54/2018 Framework, as per BCRPM1-BHE-XX-XX-RP-ME-49003, Section A37.9. Softlanding Phase 4 Pre-handover activities shall be included in shut-down period. Activities in pre-handover includes; training, user-guides, O&M issue.	26/02/2024

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97	19/02/2024		Please confirm requirements for Part L compliance. Will this be limited to plant and equipment only?	New works and equipment are required to be Part L compliant as much as practically feasible. As Phase 1 works does not change ductwork distribution, it maybe challenging to meet Part L fan power requirement.	26/02/2024
98	22/02/2024	Foyer Lighting Timeline –	What is the proposed timeline/shutdown period permitted for the foyer works? As this area is subject to LADs can this be clarified?	The foyers will always be in use by members of public. There will be no shutdown of the foyers, the lighting works are to occur in tandem of normal contractor working hours. Refer to the PCI for more information.	26/02/2024
99	22/02/2024	North& South Busbar works	Reviewing the current design information it would appear that both north/south busbar currently serve the theatre area only. Can it be confirmed that this is the case (No out off scope area served) and that works need to be completed within the theatre shutdown dates in early 2025.	Correct.	29/02/2024
100	21/02/2024	Pricing document	As this is predominately a MEP Plant + Infrastructure Renewal scheme, could you please confirm if the prelim costs, should include for us being the MEP Services Provider & with this all the associated project management costs i.e. Mechanical + Electrical Engineers, & that these costs are not to be included within the 2nd stage Construction MEP sub-contract packages?	Given that this is a public procurement and we cannot be certain whether bidding contractors are ‘main contractors’ or MEP Services providers / sub-contractors we would advise all contractors to allow for ‘main contractor’ staff management costs for the purposes of managing the site. MEP project management costs such as Mechanical + Electrical Engineers will form part of the second stage costs. We would expect to see a technical services manager and commissioning manager within the costs however.	26/02/2024
101	26/02/2024		Further to response to TQ46, stating "the proposed end date for phase 1 works is at the end of 2027, actual date to be confirmed by contractor within tender submission." Can please advise which works you envisage extending beyond the completion of the Concert Hall AHU works in October 2026?	We are yet to develop a detailed construction programme for the Phase 1 works. It is for the contractor to determine the programme of the Phase 1 work as part of the tender submission. If the works can be completed sooner than the end of 2027 then this is acceptable.	29/02/2024

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102	29/02/2024		The date for placing orders for phase 1 works as shown in AECOM ITT schedule 2 timetable is 16/12/2024 and date for first shut down of theatre 20/01/2025. This timeframe is too tight for the theatre shutdown procurement. We would need interim procurement sign off for theatre prior to 16/12/2024 to meet programme. Can you please confirm this is acceptable?	Yes this is acceptable, we anticipate that orders for long lead items will need to be placed prior to 16/12/2024	01/03/2024
103	29/02/2024		Please confirm if the Stage 3 design information will be submitted to the Building Safety Regulator as part of Gateway 2 under the Building Safety Act?	Yes, this is the intention	29/02/2024
104	29/02/2024		Current electrical intent within the theatre, art gallery and concert hall is to replace DBs and all outgoing cables in the field. Do Buro Happold know whether this replacement includes the lighting cabling in the spaces? If so is there an access gantry system which allows the works to be completed? If not additional scaffold and protection measures will need to be reviewed to gain safe access.	All circuits from the DBs from those three venues are to be replaced, except from stage engineering related power supply. House lighting circuits within concert hall and theatre are to be replaced as part of MEP Infrastructure Phase 1. The contractor will need to provide necessary access to carry out the works.	01/03/2024
105	29/02/2024		Following response to TQ61 'Please confirm the client team will be responsible for obtaining any listed building consents relating to the works, such as new builders works penetrations, larger access hatches, etc.		