

Nr	Item	Query / Clarification	Response
1.0	Substructure	<ul style="list-style-type: none"> We have allowed for a 600mm thick pile mat for the new extended slab area; this will extend 2m beyond the building footprint. We have estimated that the pile mat formation level will be 151.730; Top of pile mat: 152.330; We've allowed for trimming 50mm off the pile mat post piling works and filling up the levels with 50mm sand blinding (keeping the piling mat in as permanent subbase). 	STL Structural Engineers: Levels noted appear to be correct for the Piling mat/ formation level.
2.0	Substructure	We have assumed the following weights per concrete volumes for reinforcement to the foundations (there is reinforcement indicated on drawing 22-5318-SE02, but it is difficult to establish the extent without a bending schedule - can this be issued?): We have assumed the following in our current measures: <ul style="list-style-type: none"> ground beams 175kg/m³; pile caps 150kg/m³. Are these assumptions acceptable?	STL Structural Engineers: Average reinforcement quantity / m ³ appears to be adequate for the ground beams. Average reinforcement for the pile cap appears to be light - it should be 220kg/ m ³
3.0	Below Ground drainage	There are no levels stated to the new manholes. We have assumed the depths and have marked these up on the attached plan. Can you provide some levels for the proposed manholes?	Manholes provided with reference numbers and cover levels with invert levels where possible. Please see attached Ground Floor Plan drawing plan: L(21) 001 C16 'Ground Floor Plan' and attached Manhole Schedule.
4.0	Below Ground drainage	We have assumed all new below ground drainage to be 150mm diameter. Can you confirm the pipe sizes required?	The new drainage connects to existing drainage sewer systems. As indicated on our drawing 'L(90) 001 C4 External Works Plan' and on UK Land and Underground Services utility survey drawing 'UKUG_2429_01_UTILITY' the existing Foul Water Sewer is 150mm dia pipe and the Surface Water Sewer is 100mm. Therefore use 100mm dia pipework for surface water and 150mm dia pipework for the foul sewers.
5.0	Below Ground drainage	We have assumed all pipes shallower than 900mm deep are to be encased in concrete. Deeper than 900mm to be granular material. Can you confirm this assumption is correct?	We confirm this assumption.
6.0	Below Ground drainage	We have assumed the new manholes are 450dia PPIC's. Can you confirm the specification of the new manholes?	This is correct. STL have provided us with drawings for the construction of these showing construction to different depths in different surface (such as paths, roads or in soft landscaping.) This includes their below ground drainage specification notes Please see attached extract of STL drawing: 'STL Below Ground Drainage Details'
7.0	Floor finishes	There is no Room data sheet for the plant room G2. We have assumed there is no floor finish to this room. Can you confirm if a finish is required?	No floor finish is required to the plant rooms
8.0	Floor finishes	We have assumed vinyl type F4 to the escape staircase and rooms. Can you confirm our assumption is correct or provide a finish for this location?	The Escape stair is a metal stair with folded chequer plate treads as stair detail drawings: L(24) 003 C2 'Escape Stair Details Sheet 01' L(24) 004 C2 'Escape Stair Details Sheet 02' No floor finish over screed floor
9.0	Floor finishes	Can you provide a specification for the ceramic tiles to the main stairs? We have quantified this item in our BQ.	The floor finish to the main stair is as Option 2 on stair detail drawing: L(24) 002 C3 'Main Stair Details Sheet 02' This is floor finish F5: Gerflor Gradus LVT, Tarasafe Impression 1029 Mineral Rough Grey. The tile Option 2 would be Woolliscroft 9mm Fully Vitrified Flat Tile in Steel Flat Grey for the tread and riser with Dorset Woolliscroft Black Step Tread Slip Resistant Quarry Tile 148x100x12mm for the nosings.
10.0	Skirting	We have allowed for coved skirting to WC's and the rooms with floor type F5. The rest have timber skirting. Can you confirm this assumption is correct?	Skirtings to WC areas are coved. Shown as Gradus Pvc Set-In SI 100 50 2, welded to floor covering. Skirtings elsewhere are to be Specify high-quality "joinery grade" Scandinavian Redwood. 150x20mm timber square edges skirtings and 70x20mm square edge architraves

11.0	Mesh panel fence	We have assumed the mesh panel fencing to the plant/equipment room G14 to be 4.15m high. Can you confirm the height of this fencing?		The mesh panel fence cage would be 2.4m high with a mesh lid return to the wall (600mm)
12.0	Joinery	Can you provide a specification for the window boards and the architraves? We have quantified these items in our BQs but need the spec to update the description.		Painted bullnose timber cill boards, 20mm thick. Reveals to windows will have the plasterboard and skim return.
13.0	Internal masonry wall	Can you provide some structural / support details for the internal masonry wall? Does the wall need to be tied back to steel in any locations etc.? The drawings do not show any detail of this so we have not allowed for this in our BQ.		STL Structural Engineers: The 215mm blockwork wall is freestanding and the 200mm RC floor slab has been designed to support the wall and platform lift. Ground Beam A required between Grid 1C and 2C (2.6m length).
14.0	Ceiling Finishes	Can you confirm the locations of the MF ceiling to the first floor? We have allowed this to the kitchen (F3), Staff WC (F4/F5), Acc WC (F7 & F8), Store (F6) and the lobby area of the WC's at present.		MF ceilings at first floor will be fixed to the underside of the roof below the steel beams and follow the slope of the roof. See drawing L(21) 030 C2 'Section AA Enlarged Extract 01' This will be for the following rooms: F2 Store, F3 Events Kitchen, F4 WC, F5 Staff, F7 & F8 Accessible WCs. On the Ground Floor we have MF ceilings in the following rooms G4 Cafe Kitchen, G7 Staff, G10 Accessible WC, G8 Female WC, G9 Male WC, G17 Accessible WC, G16 Changing Places Toilet
15.0	Ceiling Finishes	Can you confirm the ceiling finishes to the areas not stated as MF? We have allowed for painting the soffit and for beam encasements in these areas at present.		Non MF Ceilings will be painted dark colour W2 (colour matched to Farrow and Ball - No. 93 - Studio Green) Walls at high level (in the service zone) will also be as W2 (including M+E services, ducts, cable trays etc colour matched) Walls below service zone/ ceiling level will be light colour W1 (colour matched to Farrow and Ball - No. W9 - Ash Grey) Heights for dark paint W2 at high level as follows: Generally 2.6m above FFL. Room G13 Community has high ceiling at roof soffit level. Here the W2 dark colour will be above 3.24m (i.e at first floor level) Please refer to room data sheets.
16.0	Paint Finishes	Can you provide a specification for the paint to the woodwork? We have quantified this within our BQ.		Paint work to be to BS 6150:2019 (Code of practice for painting of buildings). To be water based lowVOC paints. One coat of primer- Dulux Trade Quick Drying Wood Primer Undercoat followed by two full coats of Dulux Trade Diamond Satinwood. (Or equal approved paints)
17.0	External Works	Can you provide a specification for the bike storage? We have measured this item with the current information available.		Allow for 4no. Stainless steel sheffield stands as attached detail drawing.
18.0	Skim Finish	We have only allowed for skim finish to the wall receiving paint. We have not allowed for skim behind the wood panelling. Can you confirm if this is required?		Not requires behind panels but plasterboard joints must be sealed with fire rated sealant.
19.0	Skim Finish	We have allowed for a British gypsum Thistle multi finish for the skim. Can you confirm the specification for the plaster skim finish?		British Gypsum Thistle multi finish is acceptable. Skim finish as British Standard BS EN 13914-2:2016 (design, preparation, and application), and BS EN 13279-1 for gypsum binders and plasters. To be a two-coat skim, 3mm total thickness.(1st coat approx. 2mm, 2nd coat 1mm), as outlined in the FIS Plastering Guide.
20.0	Paint Finishes	We have allowed for skim & white paint finish to the store & plant rooms not identified on the room data sheets. Can you confirm if this is required?		We confirm that this is required.
21.0	Lid to store & pop out	We have allowed a composite item in our BQ of timber joists with ply wood to top and plasterboard to soffit for the lids of the "pop out" and store rooms to the first floor. Can you confirm the build up of these lids?		We confirm Plywood with 15mm Knaul Fireboard tops.
22.0	Wall Finishes	Can you provide a specification for the timber panelling type W6? We have quantified this item In our BQ.		Wall panels Type W6. This is Naturewall Legacy V-Groove Tongue & Groove Paintable Flame Retardent MDF Panels to receive paint finish.
23.0	Changing Places	We have not allowed for any sanitaryware items or furniture items to the changing places room as the pricing schedule states it is to be completed by the clients fit out contractor. Can you confirm we are not to allow any sanitaryware or FF&E items to this room? We have allowed a pricing point for co-ordination with the fitout contractor.		The Changing Places Toilets fit-out is by 'Inclusive Care Solutions' as a named specialist sub-contractor. Their figure for this is £13,379.5+VAT

