

---

1.10. Requests for Information

1.10.1. All Request for Information during the Tender Period must be issued by e-mail to [lisa.murphy2@srm.com](mailto:lisa.murphy2@srm.com) and [Jason.truscott@srm.com](mailto:Jason.truscott@srm.com)

1.10.2. The Management Contractor will ‘log’ the question received and seek a response. Where the question is considered to be of a general nature and not technically or commercially sensitive to the question originator, the question and answer will be forwarded to all Tenderers-

2. **SCOPE OF THE WORKS CONTRACT WORKS**

2.1. The Works-Contractor shall allow for the following scope of the Works-Contract Works which comprises the provision of all management, supervision, labour, plant and materials, necessary to properly carry out and complete the design, manufacture, supply, delivery, off-loading, distribution, installation, testing, and warranty of the Sainsbury’s Temporary Staff Facilities works, (hereinafter referred to as “the Works-Contract Works”), including, but not limited to, the following:

Staff Kitchen & Managers & Personnel Office

- 2.1.1. Works Contractor to disconnect and decommission any live services contained within the room prior to undertaking any works.
- 2.1.2. Works Contractor to remove, re-route or cap off any existing services as detailed on Hoare Lea drawing EW01-01-GA-U-900-0001 & 0002 Rev T2.
- 2.1.3. Works Contractor to undertake a survey to confirm dimensions, levels and current condition of the existing walls, which is to be provided to the Contractor.
- 2.1.4. Works Contractor to provide all means of access equipment necessary to undertake the scope of works.
- 2.1.5. Works Contractor is not to fix to the Wood Group wall on Gridline O. The lining to the kitchen is to be built independently using one layer of 15mm soundbloc including all patressing required to allow a suitable fixing for the kitchen furniture.
- 2.1.6. Works Contractor is to finish all walls in a white paint
- 2.1.7. Works Contractor is aware that existing windows are to be retained. Therefore all works around the windows are to be taken with due care and diligence. Windows to be fully sealed with a suitable mastic bead and have a rubberised film applied to the glazing prior to them being closed up. On the outside face of the windows a 120min fire line shaft wall is to be built within the recess of the window consisting of 3 layers of 15mm fire case board, with 20mm glassrock firecase at the coreboard (shaft side) and 25mm acoustic insulation within the cavity). On the inside face of the windows (room side) a layer of standard plasterboard independently fixed. All patressing to be included where necessary.
- 2.1.8. Works Contractor is to construct a new wall to form a division between the kitchen and office. The new wall will incorporate the forming for a new single door, a new door complete with suitable ironmongery and vision panel.

- 
- 2.1.9. Works Contractor to construct new temporary full height hoarding as indicated as a pink line on the Benoy drawings. This will be providing the thermal and acoustic line. The finish of the hoarding is to be decorated. The hoarding is to have pelmet, skirting and vertical cover strips at the joints.
  - 2.1.10. Works Contractor to clean and repair exposed slab to a condition to receive levelling compound and finishes, to the area hatched in blue on the Benoy drawings.
  - 2.1.11. Works Contractor to line the rear of the existing lift shaft wall with 15mm MR board. Saving to be offered upon review of wall condition for patching with plaster only.
  - 2.1.12. Works Contractor to form all SVP enclosures in accordance with the drawings.
  - 2.1.13. Works Contractor to include for all preparation and levelling works to the floors prior to installing the vinyl flooring as per the drawings. A low level infill is required to pack out where existing metal dado skirting has been removed to make the wall flush. This is to include a vinyl skirting to match the height of the existing (100mm)
  - 2.1.14. Works Contractor to install the new suspended ceiling in accordance with drawing BNY-EX-(45)0102 E01. Generally a 600mm x 600mm Armstrong metal clip-in perforated ceiling with acoustic fleece with a plasterboard margin to the perimeter. The Works Contractor to allow for all bridging where necessary due to working around existing services.
  - 2.1.15. Works Contractor to install all necessary ceiling access hatches as detailed.
  - 2.1.16. Works Contractor to install all lighting to the necessary lux levels detailed. The Works Contractor will be responsible for demonstrating the lux levels are achieved by way of calculations. Works Contractor to include for ceiling pattresses where required to support services in the ceilings.
  - 2.1.17. Works Contractor to provide automatic fire detection within the kitchen area connected to the office area and connected to the main Export House system. System to be commissioned and tested on completion. There a two different systems one specific to Sainsbury's and one that connects to the overall Export House system.
  - 2.1.18. Works Contractor to provide all necessary waste and water feeds and connections to suit the kitchen layout, vending machines and water cooler.
  - 2.1.19. Works Contractor to provide a card reader to be fitted to the existing door into the kitchen so this is controlled to allow dedicated Sainsbury's staff access.
  - 2.1.20. Works Contractor to provide CCTV to the proposed locations highlighted on drawings BNY-EX(32)0101 E00 and the relevant Hoare Lea drawings.
  - 2.1.21. Works Contractor to fit out the kitchen in accordance with drawings BNY-EX(72)0101 E00, BNY-EX(72)AL01 E00, BNY-EX(72)AL02 E00 & BNY-EX(73)AL01 E00. The kitchen spec is to match or be similar to the existing kitchen, a couple of photo's of the existing kitchen can be found overleaf.



- 2.1.22. Works Contractor to price for new loose furniture and white goods in accordance with drawings BNY-EX(72)0101 E00, BNY-EX(72)AL01 E00, BNY-EX(72)AL02 E00 & BNY-EX(73)AL01 E00 and offer a saving should the existing loose furniture be re-used.
- 2.1.23. Works Contractor to cut, form and seal penetrations for all service passing through the roof. The Works Contractor to allow for temporary weathering / protection if deemed necessary. The Works Contractor to include for all necessary trimming steel if required to suit the openings required on the roof for the new services to be installed.
- 2.1.24. Works Contractor to include for working around existing services within the ceiling void to provide the new water proposals in accordance with Hoare Lea drawing EW01-01-GA-M-532-1021 Rev T2.
- 2.1.25. Works Contractor to include for working around existing services in the ceiling void to provide the new drainage proposals in accordance with Hoare Lea drawings EW01-01-GA-M-523-1031 & 1032 Rev T2. The Works Contractor is to price 2 pumps with a saving being provided if the coffee machine does not need to be pumped and can be connected to the existing WC stack.
- 2.1.26. Works Contractor to include for working around existing services in the ceiling void to provide the new heating and cooling proposals in accordance with Hoare Lea drawings EW01-01-GA-M-590-1001 & 1002 Rev T2. The location of IDU 1 may have to be relocated as the vending machines are to be located below this unit in lieu of the sofa currently shown on the drawing.

- 2.1.27. Works Contractor to include for working around existing services in the ceiling void to provide the new ventilation proposals in accordance with Hoare Lea drawings EW01-01-GA-M-570-1011 & 1012 Rev T2.
- 2.1.28. Works Contractor to include for all small power, data, lighting, fire alarms and access control in accordance with the Hoare Lea drawings EW01-01-GA-620-2001, 620-2003 & 630-3001 Rev T2.
- 2.1.29. Works Contractor to allow for all fire stopping as required.
- 2.1.30. A few photographs have been provided below to give the Works Contractor an idea of the current condition of the room.





#### General Office

- 2.1.31. Works Contractor to remove all existing loose furniture and clean the room.
- 2.1.32. Works Contractor to make good and re-decorate the walls.
- 2.1.33. Works Contractor to clean the existing floor finish as this is to remain. Works Contractor to price for a new vinyl floor finish and covered vinyl skirting if the existing floor finish is not suitable.
- 2.1.34. Works Contractor to provide additional data / power sockets as per the Hoare Lea drawing EW01-01-GA-E-620-2002 T2. The power and data is to be surface mounted via dado trunking
- 2.1.35. Works Contractor to provide all furniture as described. The Works Contractor to allow for new furniture and provide a saving if the existing furniture can be re-used.
- 2.1.36. Works Contractor to provide lighting and fire alarm systems in accordance with Hoare Lea drawing EW01-01-GA-E-630-3002 Rev T2.
- 2.1.37. Works Contractor to ensure adequate protection is provided to existing services that are being retained.



---

General Corridor / Access Areas

- 2.1.38. Works Contractor to make good and redecorate the octagonal staircase area, inclusive of a sealer on the floor along with an overhead door heater and maglock to the last door out.
- 2.1.39. Works Contractor to replace all doors with new to match existing which are highlighted in red on drawing BNY-EX(32)0101 E00.
- 2.1.40. Works Contractor to provide new ironmongery and access control in accordance with Benoy drawing BNY-EX(32)0101 E00, door schedule BNY-EX(32)0001 E00 and Hoare Lea drawing HL-EW01-01-GA-E-680-8001 T2.
- 2.1.41. Works Contractor to provide CCTV to the proposed locations highlighted in orange on drawing BNY-EX(32)0101 E00 and Hoare Lea drawing HL-EW01-01-GA-E-680-8001 T2.
- 2.1.42. Works Contractor to make an allowance for replacing damaged ceiling tiles to the Export House corridor.
- 2.1.43. Works Contractor to include for the data cable containment and access control provisions in accordance with Hoare Lea drawings EW01-01-GA-E-640-4001 & 680-8001 Rev T2.
- 2.1.44. The Sub-Contractor shall liaise, cooperate and work in conjunction with the sub-contractors carrying out the following trades:
  - Structure
  - Building Users
  - Roofing
  - Glazed Atrium Roof (Novum)
  - Mechanical and Electrical works
- 2.1.45. The Sub-Contractor is to make provision for, propose and describe all access and logistic strategies to enable the execution and completion of the sub-contract works.
- 2.1.46. The Sub-Contractor is to allow for all plant, access equipment and craneage necessary for their use in connection with and completion of the sub-contract works package.
- 2.1.47. All MEPH works are to be undertaken in accordance with both the drawings and specification produced and specifically listed in Appendix C below.
- 2.1.48. Works Contractor to include for all fire stopping as required.

The above is a non-exhaustive summary of the items included within the Sub-Contract Works. The scope of the Sub-Contract Works is everything which is shown or described or that can be inferred from the documents contained within or referred to within the documents issued to the Sub-Contractor together with anything which could reasonably have been foreseen and which is necessary to ensure that the Sub-Contract Works are fully complete and functional.

2.1.49. Statutory Requirements

2.1.49.1. Co-ordination