

LANDSCAPING

- 1 the drawing shows the original contract boundary, whereas we are asking the tenderers to price for a larger area – can this be amended?

ARCHITECTURAL DRAWINGS

- 2 1279 (04) 101 does this show the canopy over the nursery?
- 3 w+1 – the party wall between the 4 bed flats may provide problems, as the living rooms back onto bedrooms. I appreciate the stud may meet the regs, but a masonry wall with mass would be preferable in this location.
- 4 1279 (05) 111 – the changing bench is by others, not in our contract
- can the shower step be 200mm? 150mm is pretty tight for a trap and hands to clear it?
- 5 05 113 residential bathrooms. Elevations are not 100% in relation to skirtings (coved or timber)tiles and junction to shower and baths. Any bath that does not reach the end of a wall will have a shelf, with sw framing and a longer bath panel.
- 6 kitchens: allow 630mm space for any appliances, kitchen wall units always set back a tile (100mm min) to allow for splashes/heat and regs.
- 7 (05)115 the kitchen needs a tall unit for ironing board, broom etc – only minor. Not clear if skirtings coved or timber and the shower falls not shown – are they integral to the floor?
- 8 (05) 200 there is a pair of doors shown to the underground garages – please explain purpose
- 9 (05) 210 some of the windows have a fixed lower pane, which is great/preferred.
- 10 nursery windows – preference for solid finish at base where the construction meets the floor, as potentially it will be more hardy in terms of damage from splash up; but also less of an issue for small kids who will run or crawl into the glass.
- 11 (06) 112 the name of the block needs to be expressed externally – spending £ 9.7m means it should be in big letters, not hidden under the canopy. As discussed, the canopy is a pigeon trap because of its width – could it not be steeply angled something? Can we specify quality hinges/hush latch on the 1300mm wide front entrance door
- 12 W+1 dwg (06)113 window cills too high if illustrated person realistic, could the format not be a fixed lower pane and then opening section above? There are also windows very high up, to the slab soffit, which would be a danger to open. Could not these be either fixed panes or cladding?
- 13 (06) 122 the nursery pergola sits beyond the existing slab, could it not be lightweight and slightly smaller so there is no need for making a new concrete base?
- 14 reception drawing – what is in the downstand beam shown parallel to the entrance door?

ROOM DATA SHEETS

- 1 new issue – existing residential properties - grilles needed at high and low level to vent existing gas pipes (not clear if in WC or elsewhere dependent on flat type – Max Fordham to advise).
- 2 Ground floor lobbies and lifts – protect floors and walls during works
- 3 I did not see the false ceilings to lobbies to hide the new hw pipes
- 4 Also did I miss the new doors to the lobby service cupboards where the new hot pipes are run – they should be locked with FB keys
- 5 Sockets – in many sheets don't exist or are 'hashed', eg P40 nursery staff room, and p46 nursery office p72 and p80 office
- 6 P47 office meeting room – what is the access control? No sockets mentioned
- 7 P55 TMO kitchen off office, again no sockets
- 8 P62 one bed new flat – no tv point in bedroom
- 9 P63 one bed kitchen needs more sockets, ie 4 dsos at worktop height then one for fridge and one for washing machine at low level
- 10 P69 bathroom – does not refer to sanitaryware schedule
- 11 P70 kitchen – more sockets as above please and p88 and p 95
- 12 P81 – is this the boxing club?

STRUCTURAL

- 1 150mm paveslot under garages – is this area to be paved, otherwise leave ?
Dwg L01212-DR01
- 2 Design criteria document – not signed by Stefano
 - No loading mentioned on new residential floors
- 3 Demolition spec – no mention of giving client notice, so can forewarn residents

MECHANICAL AND ELECTRICAL

1 Acoustics

A do we need to have acoustic reduction on:

- Nursery to refuse chamber wall
- GF disabled wc to AOV area

General

- 1 Where are the elec meters/HIU for the nursery, boxing club and office?
- 2 ERs for MEP: my phone no wrong is 0208 964 6064
- 3 Page 10 – can we include for labelling up equipment – should be obvious but nice to have it in writing as this is d&b
- 4 Page 12 health and safety files – happy 2 disks /memory stick and laminated copies of relevant stuff on site.
- 5 Page 22 – mentions indirect cylinder for heating the boxing club showers, no space for it, but maybe nice to mention as option.
- 6 Page 22 – community room – says that there is a point of use water heater – but there is no need for a sink and this is not shown on drawings. Please remove this reference to a water heater.
- 7 Can we include that all supplies – hw/cold in new flats has to be labelled.
- 8 Page 33 – have we specified kitchen fans, or performance, I did not find this
- 9 Page 35 - can we note that replacement of the smoke grilles should be at minimum disruption to the adjacent tiling
- 10 Page 39- can you please include lighting levels to office desks
- 11 General – can you include that bulbs should be provided in the new flats at handover
- 12 SCCi – Tom Chesterman is the contact, I will send through quote for appending to the tender.
- 13 Page 41 – the boxing club needs an intercom to the street door as well as the door bell at the actual door
- 14 Page 41 – central smoke control panel – still hate this, as no one will manage it. Again it would be preferable if this was not a requirement.
- 15 Page 41 – smoke curtain to reception – the housing office have asked for a secure grille/shutter to prevent anyone breaking in and taking their reception computer. Is this as well as a grille/shutter? Is it vandalproof?
- 16 Water storage tanks: should we ask them to be tested before the new system goes live, or are Reef's current tests ok.
- 17 What is the continuous ventilation in the kitchen cupboards – that serves kitchen and bathrooms?
- 18 In the existing flats, will the electrics be able to take the additional spur points for the HIU and kitchen extractor fans

Surveys

-The survey from Hydro cites items 4) and 5) as being potential collapse – but I could not find the location plan to go with this report. Do you have it? Is there a cost on the repairs – can you send this through too as if these areas are the service road, I would order this straight away.

-the boiler/chimney flue survey – cctv is £950 but renewal is £56k, can you give any indication of which is likely

Other queries

A it says that water storage isolation needs to be done 24 hours before permanent works start – how does this impact on residents?

B no salvage mentioned on hw and cw pipes and boilers – is this in your domain?