

Grenfell Tower Client Queries - Employer's Requirements (Studio E)

General				
1	Confirm red line contract site boundary			
2	Confirm requirement for SPD certification or not			
3	Confirm any other Insurance requirements			
4	Confirm new ceilings to undercroft/garages			
5	Confirm scope of work for landscape			
6	Confirm new garage doors, decorations to undercroft			
7	confirm retractable bollards as Landscape planning drawings			
8	Confirm removal of link bridge to be part of Employer's Requirements			
9	Confirm Landscape Architect			
10	Confirm temporary escape strategy proposed (and potential access strategy during works)			
11	Confirm demolition to wall on station walk is to be included in tender			
12	confirm new wall enclosure to garages - to match existing & new steel gate.			
EMB Office - SK089				
13	Confirm Toilet allowance (Workplace Approved Code of Practice: 6 - 25 people = 2 WCs)			
14	Confirm office access via entrance lobby, not escape door			
15	Confirm method of access control to offices at each floor. Key, digilock, magnetic latch, intercom? Doors will be fire escape.			
16	Confirm access control to Meeting Room suite			
17	Confirm meeting room suite independent of office access.			
18	Confirm requirement for kitchen to Office/none			
19	Confirm requirement for kitchen to Meeting Room			
20	Confirm Concierge hours.			
21	Confirm CCTV display screens behind desk, as existing.			
22	Confirm desk requirements for concierge. Eg glass screen.			
23	Confirm draft areas below (reference SK:			
Draft Schedule of Areas				
		People	Area	
Ground				
Meeting Room		36	37 m ²	
Male Toilet			2 m ²	
Female			2 m ²	
Disabled Toilet			3 m ²	
Concierge		1	10 m ²	
Mezzanine Level				
Office		10	59 m ²	
Walkway				
Office		9	54 m ²	
Male Toilet			2 m ²	
Female Toilet			2 m ²	
24	Confirm include for blinds			
25	confirm carpet or vinyl/rubber/lino to Meeting Room			
26	confirm carpet or vinyl/rubber/lino to Offices.			
27	Confirm no dedicated storage (eg chairs, tables) to meeting room			
Nursery				
28	Confirm target numbers and age of children			
29	Confirm days and hours of operation			
30	Confirm scope of fittings. Eg kitchen, appliances, shelving			
31	Confirm no roller shutters			
32	Confirm non-slip vinyl to all areas			
33	Confirm store with door direct to outside			
34	Confirm buggy/coat/store			
35	Confirm Accessible/Staff WC access from Lobby			
36	Confirm sinks in each area and height.			
37	Confirm schedule of areas (subject to design development)			

Draft Schedule of Areas			
		Room	Area
Lobby		A012	14 m ²
Corridor		A013	14 m ²
Play Area		A014	53 m ²
Play Area		A015	71 m ²
Kitchen		A016	7 m ²
Laundry		A017	4 m ²
Baby Change		A018	9 m ²
D/WC		A019	4 m ²
Ext Store		A020	9 m ²
Store		A021	7 m ²
Staff Room		A022	9 m ²
Toilets		A023	7 m ²
Boxing			
38	Confirm scope of work:		
39	Floor finish. Vinyl/rubber (Acoustic solution TBA)		
40	Dedicated free weights area (concrete screed)		
41	Mirrors		
42	Public Address		
43	Kitchen, Appliances		
44	Blinds		
45	Drinking fountains		
46	High pressure laminate WC & Shower cubicles		
47	Confirm fairfaced blockwork walls internally.		
48	Agree location and number of punch bags		
49	Confirm allowance for signage at ground.		
50	confirm access control at ground.		
51	Confirm Schedule of areas (subject to design development)		
	Fire doors from new concrete staircase		
		Area	
	Training Area	203 m ²	
	Male Change	16 m ²	
	Male Toilet	8 m ²	
	Unisex Change	6 m ²	
New Residential properties			
52	Review of layouts by Access Consultant		
53	Finishes specification & scope (TMO standard)		
54	Floors, Skirtings		
55	Painting		
56	Doors & Ironmongery		
57	Kitchens, appliances		
58	Sanitaryware, brassware		
59	Appliances		
60	Lighting		
61	Letterboxes / through door		
Existing Residential properties			

Response
As per the phase drawing from RBKC for the KALC/TMO
What is this?
Most will be to bldg regs, but client to check
Include in tender but to be omitted if unaffordable
All within curtilage
Include in tender but to be omitted if unaffordable
no retract boll as prob for grge renters, await planng CTMP
no - not part of this contract
services would be to tender stage only
happy for proposal, contractor to advise on final strategy
believe this is outside TMO site, so not inc in this project
would prefer cheaper option, and retain steel gate
Response
Dis wc at gf, 2 wcs at mezzanine floor = 3 total
Staff to enter via lobby, no external door needed
Fobs to be on all staff areas
Fob access which will be managed by staff
Fob access which will be managed by staff
Kitchen now on mezzanine floor, with space for table/chairs
Meeting room on same level as kitchen - no req in mtg rm
Under discussion, outcome not within tender time
CCTV screens behind desk acceptable
Assume desk at 2 levels, high res/low conc with glazed scrn
Allow space for photocopier and filing cabinets
include in tender but will be removed if not affordable
carpet to meeting room
carpet to office, vinyl to wcs
all will be freestanding - no design reqd
Response
studio e design, thought it was for 26 but Ofsted poss 40?
understood 8.30-4.30 term time Mon-Fridays only, 6.30 later?
no appliances needed. Include worktops and shelves over as discussed at our meeting
electronic roller shutters operated internally required
yes - as Polysafe, not altro
yes - confirmed. For outside toys eg trikes
presume can leave in lobby if not block MoE
yes - confirmed
agreed 1 sink at adult height, 1 at low height
Studio E to tell us- but being mindful of Ofsted reqs
and appropriate building bulletins

[illegible]

Grenfell Tower Client Queries - Employer's Requirements (Max Fordham)

General	Queried on	Response	Response from	Received on
1 Confirmation of the timing of Walkway +1 strip out works.	10/4/2013	CW is in the process of getting a price		
2 Feedback required on metering options document.	10/4/2013	TMO to review with tenants. In the ERs as an option currently. Going into the flats is not an option so meter readings would have to be collected via radio or a hard wired system. Further option for PAVC system to be included.		10/15/2013
3 A/C in the offices. We've assumed this is not included.	10/4/2013	Agreed that A/C is not included		10/8/2013
4 Void flat(s) fit-out. Are both flats to be mocked-up? Is the existing system to be reinstated after a period of time?	10/4/2013	Agreed that just the 2 bed flat is being mocked-up and will remain mocked-up until Easter.		10/8/2013
5 Decision required on the extension or not of the communal TV system.	10/4/2013	Assume if any extension occurs that this will be external prior to cladding.	CW	10/22/2013
6 Confirm no further comments on Draft Stage D M+E report.	10/4/2013	Please include flat pipe runs and dimensions in Stage D report		10/14/2013
7 Confirm access control timing and scope of works/specification.	10/4/2013	Allow for voice intercom with lobby door buzz access. Assume cables are OK	CW	10/22/2013
8 Confirmation of whether Boxing Club and Nursery require security alarm systems, access control etc. Security shutters and buzzer.	10/4/2013	The nursery require a door bell Access Control to the Boxing Club - intercom to the entrance. Also include for a code system The nursery requires powered shutters from one switch point CW to check about security alarm provision. Assume no.	CW	10/14/2013
9 Programme for design and construction of lower levels - will this be affected by any change in phasing of the facade?	10/4/2013	No. Assume OK?	CW	10/22/2013
10 Clarify heating requirements for the community room. Will this be from the same system (and therefore meter) as the EMB offices?	10/4/2013	CW has suggested that the provision is electric convector heaters on a timer - as this room may only be used intermittently on landlords supply. OK subject to Part L.	CW	10/22/2013
11 Isolation arrangement for heating primaries; individual to each flat in the riser?	10/16/2013	2x headers serving 3x flats each.	CW	10/22/2013
12 Access required to Boxing Club and Nursery for acoustic testing.	10/17/2013	Access will be arranged for w/c 28/10		10/18/2013
13 What is the extent of works to the undercroft soffit? It is assumed that new light fittings are required.	10/18/2013	Correct. Line in tender to this effect.	CW	10/22/2013
14 The KALC external lighting scheme does not provide for lighting to the approaches to Grenfell Tower. Are these to be covered under this project?	10/18/2013	Only light to site boundaries.	CW	10/22/2013
15 Underfloor heating could be provided for the nursery play areas. This type of system is ideally suited for such a use. Is this required?	10/18/2013	No, we talked to them about low surf temp rads tho as part of their spec.	CW	10/22/2013
16 MF Stage D report had 4x heating zones for the boxing club and nursery. This could be simplified to 1x zone plus TRVs on the radiators. Is this acceptable?	10/18/2013	No separate zoning required.	CW	10/22/2013
17 The main foul drainage stacks offset at high level within Walkway +1. This is to become residential accommodation and therefore the bend (and assumed associated rodding eye) will become inaccessible. This is assumed to be acceptable. Please clarify.	10/18/2013	This is OK.	CW	10/22/2013
18 Response required on new provision of new water storage with reference to email sent 18/10.	10/18/2013	Retain existing tanks but isolate some to reduce storage capacity.	CW	10/22/2013
19 Final X-Refs - for background plans.	10/22/2013	Received 23/10	BS	10/23/2013
20 Is a separate gas meter required for new boilers?	10/22/2013	Yes	DG	10/22/2013
21 Radiator sizes and locations for flats?	10/22/2013	2 options: Option 1 (Default option) - size on calcs, 2x in living room, none in kitchen. Option 2 - 1x in living room to existing dims, none in kitchen.	DG	10/22/2013
22 Kitchen fit-out for nursery -	10/22/2013	Domestic kitchen required.	CW	10/22/2013
23 Point of use water heaters for offices and Community Room?	10/22/2013	Yes.	CW	10/22/2013
24 Data provision for reception, nursery, offices and Community?	10/22/2013	CW will consult.	CW	
25 Resolution of external lighting - also see 13 & 14 above.	10/22/2013	As above.	CW	10/22/2013
26 Awaiting response from Steve Wilkins - CCTV specialist.	10/22/2013	Price is chasing.		
27 Basement ventilation requirements. Requirement to meet building regs.	10/22/2013	Agreed.	CW	10/22/2013
28 Assumed that water meters are not required. Heat meters only to be included.	10/24/2013			

Key
Closed
In progress
No response
URGENT