

CLARIFICATION NOTICE NO.1 – 24.08.2026

This notice forms part of the tender documentation and should be read alongside the Invitation to Tender (ITT) and Tender documents.

The responses below address clarification questions received from tenderers. These responses are issued to all tenderers to ensure a fair and transparent process in accordance with the tender procedure set out in the ITT.

This notice consolidates responses to clarification questions. All questions were received on or before the clarification deadline (21.08.2026).

1.1 Question Received

The SoW mentions:

Carefully cut off vertical ferramenta feet and fit new grade 316 stainless steel tips with joggle joints (methodology to be confirmed with the glazing sub-contractor) – 4no.

Carefully remove existing paint from all ferramenta with a wire brush and redecorate in satin black paint as M60. - 4 no.

Reinstate ferramenta prior to new leaded glass lights being installed.- 4no.

There are 4 x 4 no. of these so as far as I can see 16 in total unless I am wrong in what has been priced or asked to price. Drawing no. 22 (02) shows just 3no. windows to be repaired?

If you could clarify please.

1.2 Response

There are 3no. windows with 4no. saddle bars per window. Please allow for 12no. saddle bar repairs.

2.1 Question Received

Our proposed electrician for this project has asked if there is intended to be any lighting on the second floor please.

2.2 Response

No new lighting is proposed to the second floor of the clock tower. Please allow for locally disconnecting all existing light fittings, and reinstating and testing them upon completion of the works, in conjunction with all other work specifications required.

3.1 Question Received

Please confirm the contractual commencement and completion dates. We understand the anticipated construction period to be 4 January 2027 to 4 October 2027; please confirm these dates are to form the basis of the tender programme? Could you also confirm when the returned price is to be fixed until?

3.2 Response

The anticipated construction period is approximately 9-months commencing from 4th January 2027. It is anticipated that a formal contract will be entered into before this date, but we ask that tenders remain open and valid for a period 90-days following receipt of tender from Friday 28th August 2026. This would mean that tenders remain valid until Thursday 26th November. Please highlight any anticipated changes where known as part of your tender clarifications so that these can be considered as part of the tender considerations. An additional inflation allowance will also be discussed separately with the employer to cover any cost increases for 2027 as a further cost risk contingency.

4.1 Question Received

Financial Standing - Given the value, duration and specialist nature of the works, together with the requirement for the successful tenderer to act as Principal Contractor, please confirm the minimum financial standing requirements that tenderers are expected to demonstrate.

In particular, please confirm whether the Employer requires tenderers to demonstrate a minimum annual turnover relative to the anticipated contract value, together with satisfactory net assets, liquidity and credit standing.

Please also confirm whether the successful tenderer will be required to provide its latest three years' filed accounts and/or an independent credit report as part of the tender assessment.

4.2 Response

As a minimum, the employer will undertake checks for each of the suppliers' financial standings in accordance with the requirements of the Procurement Act 2023. Financial tests must be proportional to the risks and scale of the project. Copies of audited accounts will be required before the contract is awarded and mandatory exclusions may be given for any of the following reasons:

- Active bankruptcy, insolvency, or administration orders.
- Convictions for financial crimes, such as tax evasion, fraud or money laundering.

- Winding-up orders or a company voluntary arrangement (CVA) that threatens delivery.

5.1 Question Received

Please confirm whether a temporary roof is required as part of the base tender or whether this should be provided as a separately identified option.

5.2 Response

As the roof area is quite small, it is envisaged that it can be repaired without the need of a temporary roof. The timings of the roof repairs are likely to be undertaken from spring 2027 onwards. Should this requirement change then the matter will be considered as part of the post-tender discussions. Contractors should allow for other temporary protections where needed to facilitate the works and these should be detailed in their tender clarifications.

6.1 Question Received

Section C.5 requires the new fall-arrest system to be fixed to the existing galvanised steel gantry. Please confirm whether the existing gantry has been structurally assessed as suitable to receive the proposed fall-arrest loads, or whether this assessment forms part of the Contractor's CDP.

6.2 Response

The existing gantry has not been structurally assessed and please allow for this as part of the Contractor's CDP.

7.1 Question Received

Please confirm the extent of attendance required by the Main Contractor in connection with the Employer-appointed clock specialist, including scaffold access, lifting, temporary protection, electrical isolation and reinstatement, and whether the stated 10-week specialist duration is fixed.

7.2 Response

The clock dials will be removed at the beginning of the contract once the Scaffold access is in place and the works will be carried out by the specialist contractor off-site. The dials will then be returned at a suitable time when there is no risk of damage to the repaired faces and equipment. The specialist contractors have indicated a minimum period of 10-weeks for repairing the items off-site, but the dials can be stored until a suitable time when they can be returned to site.

Please allow for assistance with the removal and reinstatement of the 3nr. clock dials including hoist access. The clock faces are formed of Perspex and are set within a metal frame. Please allow for all electrical isolation to each of the clock dials. Any other specialist requirements will be discussed as they arise and will be treated as contract variations.

8.1 Question Received

Please confirm whether a minimum percentage of existing slate is assumed suitable for reuse or whether the final reuse/replacement quantity will be determined following stripping and Architect's inspection, with any difference adjusted accordingly.

8.2 Response

Please allow for 100% slate replacement. The roof should be stripped at a suitable time to assess their condition and in advance of placing any orders. Allow for sorting the slates to determine any salvageable quantities. The slates are to be assessed by the Architect and any changes will be instructed as a contract variation once their condition is known.

9.1 Question Received

Is there a requirement for any site open day/ engagement days to be allowed for within the programme?

9.2 Response

Please allow for up to three events in your programme/ tender. These will be discussed and confirmed during the project.

10.1 Question Received

Are there any specific non-working days due to events that need to be factored into our tendered programme?

10.2 Response

Works to the tower will take priority and any planned public events will take place at weekends and will not be affected by the repairs. A Council events committee will be able to advise of planned activities, and these will be discussed in advance at monthly contractor progress meetings to allow for any coordination as needed. Any changes will be instructed through the contract.

11.1 Question Received

DBR notes that the scaffold design issued with the tender does not appear to provide working platforms/access to the full height and extent of the stone pinnacles. Please confirm to all contractor that access is to be provided to these?

11.2 Response

Please allow for scaffold access to the full height of the pinnacles as they will need to be checked as part of the works. The condition of the pinnacles are unknown and any additional works will be instructed through the contract.

12.1 Question Received

Is there a requirement for temporary lighting to the temporary hoarding?

12.2 Response

Only to facilitate the works as required and as the contractors' discretion (not to be included for any employer requirements). There is other lighting on Market Place, which should be adequate for security purposes.

13.1 Question Received

Please confirm the specification for the mesh proposed to the window openings, including material, mesh size/aperture, wire diameter, finish, fixing method and required grade of stainless steel (if applicable), as we have been unable to identify this information within the tender documents.

13.2 Response

Please allow for stainless steel mesh for each aperture as follows with the minimum specification requirements:

- Wire diameter: 1.0 mm
- Aperture: 12.7 mm x 12.7 mm
- Grade: Grade 304 stainless steel
- Finish: mill finish
- Open area: 76%
- Louvre airflow reduction*: up to 5%

Mesh panels are to be cut to size and template within new oak frames. Mesh panels are to be oversized to allow for 30mm embedment into oak timber frames. Allow for pre-drilling frames and resin fix mesh.