

SUSTAINABLE CONSTRUCTION CENTRE – ARCHITECTURE DESIGN COMPETITION

Answers to questions from competition entrants

It must be appreciated by the entrants that this is an ideas competition to RIBA Stage C and the questions below are answered to allow teams to make reasoned assumptions at this level.

1. How will the judging panel score the bids, is a schedule available?

Judging criteria will be made available when completed – unlikely to be before mid-September

2. What is the extent of adopted and non adopted highways

All highways will be adopted eventually

3. What is the extent of adopted and non adopted drainage systems, together with details of levels, pipe sizes etc.

All surface water is controlled via SUDS managed by SEV. Details of pipework will be supplied

4. Could you provide a detailed operational brief on the following:
 - a. Opening hours?

8am – 5pm. Parts of the building will be open in evenings for community use. Normal security issues should be addressed.

- b. Food catered; fresh or frozen, franchised?

Not yet finalized but innovative ideas will be appreciated. Also refer to brief.

- c. Is an area to be allocated for vending machines?

Not yet decided

- d. Do you require a secure tool and equipment cupboard within the workshop?

Appropriate storage should be provided to deliver the services stated in the brief.

- e. Is a chemical cupboard required in the workshop? If so what chemical will be used in the building?

Not yet identified, but we expect adaptability should the need for chemical storage arise in the future.

- f. Is vehicular access required to any part of the building? If so please confirm size of vehicles.

Refer to brief and make reasoned assumptions – normal loading/unloading access for functions described, plus access to workshops

- g. Do you require a compactor, etc?

Too detailed at this stage

- h. Is there any heavy operational equipment such as an oxycetalyn tank or a safe?

Assume normal industrial floor loadings

- 5. Will the entire building be open to the public or will some areas be opened at separate times to other areas?

See 4a.

6. Is there a minimum height in the workshops that would be dictated by your equipment?

Equipment not determined but assume 4.5m minimum.

7. Is cellarage required? We have noted the secure alcohol store, should this include beer kegs, python runs and post mix (syrup Cola / Lemonade), or will the bar operate from bottles and cans?

See brief and make reasoned assumptions

8. Is licensing required or will temporary licenses be applied for as necessary?

Licensed

9. What will be the main approach to the site, how will the entire site be sign-posted?

Main sign at entrance to overall site; all adopted roads have names and sites have addresses.

10. What is the proposed use for the industrial units? Do we have to concern ourselves with their smell and noise?

Sustainable light engineering; no noise and smells anticipated from adjacent units.

11. What security will be in place on the site?

CCTV and other normal security patrols on site once the building is in place.

12. Is the electronic 3D model of the site available for use in our own presentations?

No

13. Are direct purchases inclusive of the £3.5m budget, for example computers and coffee machines?

No

14. Could you confirm your schedule of Fixtures, Fittings and Equipment if these items are required to come out of the £3.5m budget?

Excludes loose furniture, but would include anything fixed to walls or floors.

15. Could you provide a schedule of loose fixtures and fittings/equipment to be provided to each room together with their heat gains?

Schedule not available, but can be deduced from brief. We expect teams to make reasoned assumptions

16. Please could you specify what needs to be included in the £3.5m and does the cost part of the submission needs to show whole life costing / returns against capital?

It is too early in the scheme to develop specifically, but we expect to see statements about the approach to whole life costing. Typically SEV would expect a 7 – 10 year payback period for investment in sustainable approaches

17. How often is train track behind the site used?

Currently unused, but there are aspirations to re-open as a connection to the Robin Hood/East Coast Line.

18. Are there any specific buildings insurance requirements for this site?

No.

19. Locations of gas, electricity, sewage, water and where they will enter the site, Do they cross the site?

They are adjacent to the site and do not cross the site. Plan will be provided

20. Have the old mine shafts been capped or filled? Can we locate them beneath the site?

Mine shafts capped and filled; inaccessible.

21. What information if any, do we have regarding the type of surface soil existing on site?

300mm top soil and 3m fully compacted fill capable of taking building loads without the need for piling for buildings of this sort.

22. Has the soil been tested? Can these be obtained / commissioned?

Testing has been done – the report not available at this stage (see assumption under 21). (Please note: adjacent 3-storey buildings did not require piling).

23. What is the remediate ground made up off?

See 21, 22 above

24. Are there any constraints on ground re-shaping? – i.e. could we remodel by cutting and filling if needed?

Yes. As long as it doesn't impinge on the two swales that form part of the SUDS.

25. Who maintains the existing infrastructure landscape in the wider village?

SEV

26. Who will maintain any soft landscape within the specific competition site?

SEV

27. Are there any other constraints imposed by underground services?

No.

28. Could you provide copies of the following:

- a. Scaled drawing files or .dxf files inclusive of levels to our plot and surrounding site including the swale on the northern boundary and the residential development behind site?

Yes

- b. Layout and elevation drawings for the adjacent developments including the housing area just beyond the railway to the south?

The housing scheme/plot is available but the specific offices and industrial units are not yet designed.

- c. Services Infrastructure Drawings?

Yes

- d. Underground Survey Drawings?

No. Also see 21

- e. Utility Company Correspondence?

Services provided by SEV – no contact with utilities envisaged as part of the design competition.

- f. Topographical data relating to the site and its environs.

Yes. See CD.

- g. Full Geotechnical and Environmental details relating to the site. Items to be covered include geotechnical properties of the site, suitability for soakaways, contamination data including CLEA assessment and Waste Acceptance Criteria testing, gas monitoring details on the site, details of gas monitoring adjacent to the site including from former mine shafts etc.

Assume site is fit for purpose, fully remediated. SEV have a comprehensive validated report which will be made available for inspection in later stages.

- h. Correspondence with Environment Agency and Local EHO to be included.

Not relevant at this stage

29. Is there a remediation strategy for the site?

See 28g.

30. Is there a post remediation validation report available for the site?

See 28g.

31. Is there a copy of the 'As Built' SUDS general arrangement and details available to the team? (Preferably in electronic format)

Yes, it will be made available.

32. What are the design surface water flow rates for our site? Please confirm

It is assumed that the teams will provide advice on this, taking into consideration future climate conditions.

33. Is there a copy of the 'As Built' general arrangements for the road including foul drainage provision available? (Preferably in electronic format)

See 31

34. Is there any wind data available for the site?

Newark & Sherwood has information in Supplementary Planning Guidance

35. Could you provide details of ground source water levels / contamination etc

See 28g (there is an aquifer 25m below ground level)

36. Could you provide details with drawings in electronic format (if possible) showing details including capacities of utilities provision to the site and surrounding area? (Gas, electricity, water, telecommunications etc)

See 28.

37. The brief states that the budget for the project is a maximum of £3,500,000 inclusive of fixtures, fittings and specialist equipment related to the sustainable design of the building and site, but excluding fees. Please confirm to what level this budget is to provide for IT equipment, PCs, telephones, specialist projection equipment for the lecture theatre and teaching spaces etc.

These items are specifically excluded, only wire ways and trunking are included in the £3.5M budget.

38. Please confirm whether loose furniture is included within the budget?

No.

39. Please confirm the largest size of vehicles making deliveries to the facility and clarify type of unloading facility required (if specific requirements have been established).

Not established (see 4f)

40. Please can you make available a copy of the requirements set out in the Public Health Department of the Newark and Sherwood District Council for toilet provision and changing facilities?

For purpose of competition please use standards set out in the 'Metric Handbook, Planning and Design Data', by David Adler.

41. Please confirm the linear length of book storage required within the reference library.

We require this room to be adaptable and responsive to changes in media storage & archive.

42. Please provide details of any Green Transport Plans/Strategies currently prepared for the site as a whole.

A site-wide plan is under construction, but we expect reasoned assumptions based on SEV Green Transport Plans for the E-centre (to be provided)

43. Please clarify the statement made at the workshop on the 5th July 2005 regarding the right of the competition organizers to introduce one or more third parties into the Competitive Interview and Fee Bid process who have not taken part in the original Ideas Competition.

Following discussion it has been agreed that the client will not introduce any third parties at this stage. The short listed competitors will be invited to an exclusive competitive interview and fee bid.

44. We were advised that services and drainage information would be included on the site survey. Having received the survey today, this does not seem to be the case. Will this be forthcoming? If not, what are we to assume in terms of mains gas, water, electricity and foul drainage connections?

See 4 and 28c.

45. What is the current and anticipated future status of the railway? The SEV Planning Brief of Jan 2001 refers to feasibility studies "making the case for" an extension of the Robin Hood line. What conclusions were drawn by this work?

See 17.

46. How far does the client expect the centre to accommodate the public on a 'drop-in' basis, or is it the expectation that it will predominantly be used by invited delegates / students?

We do expect it to accommodate the public on a drop in basis

47. How much and what quality top soil might we assume is on the site?

See 21

48. Can we have pictures of the E-Centre

See SEV website for artist impression (building under construction)

49. Is there an up to date plan to show what is going to be on adjacent sites?

See brief

50. Is it possible to get geotechnical information?

See 28.

51. Will Sherwood Energy Village own the building?

Yes.

52. Will they run it as a commercial business?

Yes.

53. Where is the capital coming from?

Mixture of public and private sector funding

54. Will the tendering process have some sort of points system and will these submissions be balanced against this?

There will be a process of probity, but this is not yet developed

55. Could you elaborate on the copyright issue?

Architects retain copyright of the work but by entering the competition, give the organizers the right to use the material for the purposes of exhibiting, copying and use in publicity about the competition and building project only.

56. Is there a business plan available?

Not available as it is commercially sensitive.

57. Are there plans for a biomass plant?

No.

58. Are there any structural barriers?

No.

59. Is the feasibility study available

No, as per 56 – key elements in brief

60. How will the designs/schemes be laid out for judging?

Schemes will be pinned-up on boards, allowing for a maximum height of 2A1s and a length of 2A1s (landscape).

Schemes selected for exhibition (6 short-listed and 2 additional ones based on judges' discretion) can provide additional material / further information at the exhibition stage.