	PRICING SCHEDULE	
	111250 The Carnegie Hall, Cage Road, Thetford - Phase 1 Flat Roof Covering	
	Replacement	
1.0	GENERAL:	
1.01	SITE ACCESS: The Carnegie is situated in the town centre, access is off Cage Road.	
1.02	WORKS ACESSS: The contractor is expected to provide safe access and working platforms for the duration of the contract for use by its operatives, and by the CA, client and Building Control should it be required.	
1.02	SCOPE OF WORK: Replacement of existing Auditorium and Stage Area flat roof covering with new cut to falls insulated bitumen membrane flat roofing system (to achieve a 'u' value or 0.18 w/m ² k).	
1.03	ASBESTOS: No known asbestos containing materials (ACMs) are suspected within the area of works. Contractor to review the Management Asbestos Survey prior to commencement. If any suspected ACMs are discovered then the contractor shall cease works immediately and inform the Contract Administrator for further instruction.	
1.04	CDM REGULATIONS 2015: Although the works are not considered notifiable under the Construction (Design and Management) Regulations 2015, the contractor is reminded of their duties as a 'Principal Contractor' and shall be required to prepare and submit a Construction Phase Health and Safety Plan to the Employer/Client for review prior to commencement of the works.	
1.05	 DESIGNER'S RISK ASSESSMENT: Working at height Manual handling/large components Hot works Occupied premised Works on road edge (but not in highway) 	
1.06	COVID-19 PANDEMIC: It is recognised that in March 2020 a global pandemic exists from the novel virus COVID-19. The Employer and Contractor shall make all reasonable efforts for the works to progress and be completed within the contract dates. However, any material affect from the COVID-19 pandemic shall be treated as 'Force Majeure' as defined by the Joint Contracts Tribunal (JCT).	
1.07	PROGRAMME Works programme to be agreed at pre-start meeting, but work is due to commence in Summer 2022.	

1.08	TENDER DOCUMENTS This schedule is to be read in conjunction with: HBS Docs: Contract Preliminaries, Drawing 111250 HBS-DR-B 10/20/21 Bauder Docs: Specification B215766_The- Carnegie_Areas1&2InsulatedOverlay_11.01.2022 & Torch-Free Zone Report 10-01-2022 B215766-1		
	SECTION A: BUILDING WORKS:		
2.0	Removals/preparation – Roof Areas 1&5 refer to drawing		
2.01	Carefully remove all chippings, debris, etc. Star cut and fully bond down all loose areas of the upper layer of felt. All the existing waterproofing must be removed from upstands, edge details, outlets, etc. and the exposed areas prepared to receive the new wateproofing. Cut and seal all loose areas of the remaining felt system i.e. blisters etc.		
2.02	Allow a provisional sum of £1000 for localised repairs only.	£1000	.00
3.0	Installation of New Insulated Flat Roofing System		
3.01	To all areas to receive new roof system apply Bauder Activator-Primer or Bauder Quick Dry Primer, strictly to manufacturer's instruction and specification.		
3.02	To all primed areas (except in 'torch free zones' – refer to Bauder report) apply Bauder EVA 35, 3.5mm thick aluminium lined air and vapour control layer, strictly to manufacturer's instruction and specification.		
3.03	To all primed areas in 'torch free zones' (refer to Bauder report) apply BauderTEC KSD Mica, 2.5mm thick, aluminium lined, self-adhesive elastomeric bitumen air and vapour control layer, cold applied by removing the peel off release film, strictly to manufacturer's instruction and specification.		
3.04	To areas with new vapour control layer install adhesive bonded BauderPIR FA foil faced, rigid urethane tapered insulation board (Zero ODP) to achieve an average 'U' value of no worse than 0.18w/m²k (to satisfy the requirements of Building regulations Approved Document L 2021 – coming into force 15th June 2022) and min. 1:80 falls to outlets. All strictly to manufacturer's instruction and specification.		
3.05	To upper face of all new insulation boards apply thoroughly Bauder Activator- Primer, strictly to manufacturer's instruction and specification.		
3.06	To recently primed insulation boards apply BauderTEC Sprint DUO, 2mm thick, 200g/m ² glass grille reinforced, self-adhesive elastomeric bitumen underlayer, fully bonded and strictly to manufacturer's instruction and specification.		

3.07 To underlayer material apply Bauder K4E, 4mm thick, 250g/m² polyester reinforced, elastomeric bitumen capping sheet, charcoal grey slate finish, fully bonded to the underlayer by torching, strictly to manufacturer's instruction and specification.

4.0 Upstands and Detailing

- 4.01 All detail work to be carried out in Bauder K4E in accordance with current British Codes of Practice, using Bauder approved standard details.
- 4.02 Renew all right-angle upstands including angle fillet, and mechanically fixed where in excess of 250mm, install Bauder approved capping to parapets.
- 4.03 Remove all existing roof-water outlets, clear out and extend existing vertical discharge pipe with extension unit and extension unit housing, and fit new insulated outlet with leaf guard. All as standard Bauder details and specification for application.
- 4.04 Remove existing drainage chutes in parapets and replace with new chute and lead liners etc. as per Bauder approved details.
- 4.05 Remove, adapt and refit existing pvc weatherboard horizontal cladding to each small roof area East of main Auditorium roof, to produce a min. 150mm upstand details as recommend Bauder details. Allow to trim and adjust batten and install an aluminium drip-flashing as bottom board.
- 4.06 Upstand details should reduce the effect of cold-bridging by returning insulation board vertically up the face of the abutting wall as illustrated below.



Extract from Bauder 's 'Flat Roof Design Considerations' Document

5.0 Guarantee

5.01 A 20 year product and workmanship guarantee is to be provided upon completion following a Final Inspection by Bauder. Details regarding the full terms and conditions are available separately from Bauder Limited upon request. This system must be installed by a Bauder Approved Contractor, to be eligible for guarantee. The system comprises the waterproofing membranes, insulation, air and vapour control layer, and attachment of these products.

6.0 Miscellaneous

6.1 All affected cables are to be unclipped and reclipped on completion. Allow to fill any redundant holes and small voids with polysulphide mastic and report any related building defect found to the client before scaffolding is removed.

COLLECTION PAGE

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N/a	Prelims including	
	contingency (£5000.00)	
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