

BUILDERS WORK SCHEDULE

Over-Clad Roofing & Upgrade Works – Riley Close, Austin Way & Humber Close

Note – All new roofing sheets and vertical cladding are to be 0.7mm gauge Galvanised Steel sheets with Plastisol coating. The contractor are invited to include a cost saving option for items at the end of the pricing documents DDC request the contractor to provide a cost saving option for a reduced sheet thickness gauge of 0.5mm.

1.00	PRELIMINARIES AND GENERAL CONDITIONS			
	<p>The builders work schedule is to be read in conjunction with the tender drawings and included specification and is indicative only, not exhaustive, and is to be used only as a minimum common basis for pricing. The Contractor is responsible for ascertaining the full extent of the work and the pricing thereof.</p> <p>Prior to completing his tender the Contractor shall take his own site particulars and make his own assessment of the full extent of the works. All demolitions and breaking up items are deemed to include the associated disposal off site. Products specified may be substituted for another of equivalent or superior standard only on the approval of the contract administrator after subsistence of product specification. All roofing products are to meet the relevant British Standards for the product being used.</p>			
	ASBESTOS BASED MATERIALS			
1.01	<p>Report immediately to the CA any suspected asbestos based materials discovered during the works that have not been identified already, and work should stop immediately. Avoid disturbing such materials and agree with CA a safe method of removal/ encapsulation. Work can only commence following the written approval of the CA.</p> <p>If the material which the sample represents is to be stripped, removed or disturbed in any way then arrangements must be made to comply with The Control of Asbestos at Work Regulations 1987,1992,1998 and where appropriate The Asbestos (Licensing) Regulations 1983;1998 approved Codes of Practice and any other relevant legislation.</p>			

1.02	Bring to site at commencement, maintain and remove from site on completion of works, all plant including skips, material containers, site cabins, access and lifting equipment, toilets, compound and site fencing, warning signs etc. required in order to carry out the work as described herein, in accordance with current Codes of Practice. NOTE – Storage cabins and welfare facilities can be positioned within the adjoining carparks and on surrounding ground areas owned by the Council, subject to agreement and approval from Daventry District Council.			
	Riley Close	Item		
	Austin Way & Humber Close	Item		
1.03	CDM Regulation 2015 – Appointment as Principle Contractor for the works. The winning contractor will be appointed as Principle Contractor for the works and be fully responsible for all the Principle Contractors Duties under the CDM Regulations 2015 . The Principle Designer for the project will be Daventry District Council Business Team and the project will be Notifiable to the HSE under the CDM Regulation 2015. The Contractor is to price for this accordingly within their tender submission.			
	Riley Close	Item		
	Austin Way & Humber Close	Item		
1.04	Allow to provide perimeter scaffolding system to all elevations of the buildings (including gables) to undertake the roofing works. . Scaffolding system is to be in full accordance with the following regulations include a scaffold staircase and provided for the duration of the external works. <ul style="list-style-type: none"> • The Health & Safety at Work Act 1974 • The Management of Health and Safety at Work Regulations 1999 – as amended • The Working at Height Regulation 2005 – as amended • The Construction (Design and Management) Regulations 2015 • BS EN 12811 – Scaffolding Performance Requirements 			

	<ul style="list-style-type: none"> • BS EN 21810 – Façade scaffolds made of pre-fabricated components • NASC SG – Preventing falls in scaffolding • BS EN 13374 Temporary edge protection systems. <p>All scaffolding is to be protected over openings to the industrial units including the personnel doors and shutter doors. Openings are to be protected to satisfaction of PM and include sheeting and boarding. Contractor is to include for obtaining any permits for pavement works/closures from relevant County Council, if required.</p>			
	Riley Close	Item		
	Austin Way & Humber Close	Item		
1.05	Allow to provide internal safety netting to units where required whilst works are being undertaken to ensure no falling objects into unit below. The contractor is to allow for appointing specialist contractor. Appointed specialist is to be a member of FASET with all net installed in accordance with BS 1263 – 1&2.			
	Riley Close	Item		
	Austin Way & Humber Close	Item		
1.06	Contractor is to allow for producing a fully detailed construction programme for the works and submit to the PM for approval within <u>one week of appointment.</u> The contractor is to ensure only works detailed on the construction programme are undertaken <u>at any given time.</u> Each industrial unit has separate tenants who are to be made fully aware when works on their section of the roof will be undertaken and complete.			
	Riley Close	Item		
	Austin Way & Humber Close	Item		

1.07	Electrical works required to remove alarm boxes and any electrical items are to be undertaken by a NICEIC electrical contractor only. The contractor is to submit details of the proposed electrical contractors for approval with their submission including proof of accreditation with the NICEIC.			
	Riley Close	Item		
	Austin Way & Humber Close	Item		
Preliminaries and General Conditions as per section 1.		TOTALS		
		C/F		
Riley Close Project 1		Item		
Austin Way & Humber Close Project 2		Item		

	<u>RILEY CLOSE (PROJECT 1) – Roof Area</u> <u>1654m2</u>			
2.00	DEMOLITIONS			
2.1	Allow to carefully remove all the existing roof lights from the existing roof finish including the removal of all fixings and the approved disposals of all debris from site.	Item		
2.2	Allow to carefully remove all the existing roof flashing and trims including ridge caps and verge trims. Contractor is to include for the approved disposals of all debris from site.	Item		
2.3	Allow to carefully saw cut the existing steel roof covering back to the external brickwork face as shown on contract drawings. Roofing is to be cut in order to allow new eaves flashing to be installed flush with brickwork face. The contractor is to include for apply a plastisol paint finish to the cut edge of the existing sheets to prevent further corrosion.	Item		
2.4	Allow to carefully remove all the existing PVC gutters and retain for re-installation on completion. The contractor is to include for removing all gutter brackets (retaining all good brackets). Allow to carefully remove and dispose all existing timber fascia boards and barge boards to the office area Only. Contractor is to include for the approved disposal from site.	Item		
3.00	BUILDERS WORKS			
3.1	Allow to supply and install new galvanised steel grid bar over cladding system to entire roof areas as per manufacturers written instructions. New over clad system is to accommodate 100mm deep mineral quilt insulation and be mechanically fixed through the existing roof covering into the existing steel purlins and eaves beams, in accordance with manufacturer's written instructions. The contractor is to include for any additional framework (top hat detail as per contract drawings) and for the appropriate amount of new support bar/purlins to be provided. All as per Manufacturers written recommendations.	Item		

3.2	<p>Allow to supply and lay new 100mm deep Kingspan Mineral Wool insulation to the entire roof structure. Contractor is to ensure the insulation is fitted between all voids etc. around the over cladding system for the complete installation. No gaps or uninsulated areas will be approved by DDC. PM to inspect before covering. Insulation is to be installed in sections to ensure the areas can be covered quickly if adverse weather conditions occur. No insulation exposed to the element (rain etc.) will be accepted.</p>	Item		
3.3	<p>Allow to supply and install new profile roofing sheets to entire area, mechanically fixed to over clad system as per the manufacturers written instructions.</p> <p>New roofing sheets are to match the existing profile and be plastisol coated galvanised metal sheets (colour - Goosewing Grey). New roofing sheets to be installed with a minimum 250mm end lap and side lap adjoining sheets by a minimum of two profiles. All fixings to be adequately weather protected and fixing caps to match the roof colour provided. Any cut edges to roofing sheets are to be coated with a suitable plastisol coating paint. Mastic lapping tape and stitching screws are to be used on all joints and side laps throughout. Lapping tape with a section of 9mm x 1.5 mm mastic is to be used along the crest of the profile that is to be lapped; sheet to sheet stitching screws should be used at 600mm intervals down the lap to consolidate the bond created by the lapping tape.</p> <p>All cutting of sheeting and flashing/capping strips is to be avoided wherever possible and be ONLY undertaken using reciprocating saw. No abrasive wheel cutting will be permitted and sheets will be rejected by DDC where seen or evidence is found. The contractor will be liable for all costs associated with not following these rules and re-sheeting will be required.</p> <p>All gaps at eaves and flashing including ridge capping are to be filled with suitable eaves filler strips.</p>	Item		

3.4	Allow to supply and install new profiled GRP roof lights to the new roof covering. Each roof light is to be provided with a new roof light to the existing roof covering and to the new roof covering (forming a twin skin). Roof lights to be fully trimmed out between sheets for the complete installation. Roof lights to match the existing design, profile and size.	Item		
3.5	The contractor is to include for all flashings, ridge cover, vent flashings, foam profile fillers, verge details, eaves detail and fascia trims for the complete installation. All flashings are to be neatly installed to the satisfaction of the PM. The contractor is to include for providing a bargeboard flashing to replace the previously removed timber bargeboard. Detailing of bargeboard to be agreed with PM prior to installation. All cut edges to flashing details are to be plastisol paint finished to satisfaction of PM. All gaps at eaves and flashing including ridge capping are to be filled with suitable eaves filler strips and cover plates. Ridge caps are to be layered from the opposite end of the roof to the prevailing winds. Each ridge section is to be overlapped by 250mm.	Item		
3.6	Contractor is to allow to re-install existing UPVC guttering and brackets (where possible) as detailed on contract drawing A972.ROOFS.004. Contractor is to include for providing new galvanised steel top hat detail and supporting bars at centres recommended by manufacturers. New guttering is to be fixed to new 250mm eaves flashing, supported by top hat detail and running down face of brickwork as shown on contract drawing A972.ROOFS.004. Contractor is to include for new 1.2mm eaves flashing with matching plastisol coating. Colour to be confirmed – price for Black. Contractor is to include a provision sum of £200.00 (two hundred pounds ONLY) for new gutter brackets to match existing, as required.	Item		
3.7	Contractor to leave site clean and tidy on completion of the works to the satisfaction of the PM. Contractor is to include for a full site clearance and the approved disposal of all debris from the site.	Item		

	<u>AUSTIN WAY & HUMBER CLOSE (PROJECT 2)</u>			
	<u>Roof Area – 2967m2</u>			
	Note: Austin Way and Humber Close is formed from two building, Block 1 housing industrial units 1 – 17 Austin Way and Block 2 housing industrial unit 18- 22 Austin Way and 1 – 5 Humber Close. Each block will form a phase of the works. Each block is to be price for full completion before moving onto the next phase.			
	DEMOLITIONS			
4.1	Allow to carefully remove all fixed signage, electrical spot lights, alarm boxes, aerials and other fittings to the industrial Units. The contractor is to include for the removal and safe storage or temporary support of all items. The contractor is to include for any gutter items which require removal for the works and for the full re-installation on completion of the works.	Item		
4.2	Allow to carefully remove all the existing roof lights from the existing roof finish including the removal of all fixings and the approved disposals of all debris from site.	Item		
4.3	Allow to carefully remove all the existing roof flashing and trims including ridge caps and verge trims. Contractor is to include for the approved disposals of all debris from site.	Item		
	BUILDERS WORKS			
4.4	Allow to supply and install new galvanised steel grid bar over cladding system to entire roof areas as per manufacturers written instructions. New over clad system is to accommodate 100mm deep mineral quilt insulation and be mechanically fixed through the existing roof covering into the existing steel purlins and eaves beams, in accordance with manufacturer’s written instructions. The contractor is to include for any additional framework for the appropriate amount of purlins to be provided to adequately support the new roofing sheets.	Item		

4.5	Allow to supply and install new profiled GRP roof lights to the new roof covering. Each roof light is to be provided with a new roof light to the existing roof covering and to the new roof covering (forming a twin skin). Roof lights to be fully trimmed out between sheets for the complete installation. Roof lights to match the existing design, profile and size.	Item		
4.6	Allow to supply and lay new 100mm deep Kingspan Mineral Wool insulation to the entire roof structure. Contractor is to ensure the insulation is fitted between all voids etc. around the over cladding system for the complete installation. No gaps or uninsulated areas will be approved by DDC. PM to inspect before covering. Insulation is to be installed in sections to ensure the areas can be covered quickly if adverse weather conditions occur. No insulation exposed to the element (rain etc.) will be accepted by DDC.	Item		
4.7	<p>Allow to supply and install new vertical profiles cladding to the facades of each block, as shown on the contract drawing. New façade cladding is to incorporate the curved eaves detail of the existing roof, be formed from matching profile plastisol coated galvanised metal sheets (colour – Anthracite Grey RAL 7016 – Sample required prior to commencement for approval by DDC), be mechanically fixed through existing cladding into the existing structure and be raised in height to accommodate the new 100mm raise in the roof levels. The contractor is to include for fixing the new cladding to suitable HILTI aluminium rail system fixed to the building façade. Cladding system is to be fixed through the existing cladding into the steel framework or supporting system of the building. Aluminium system to be submitted to PM for approval prior to commencement. New curved eaves detail to match the existing curve detail but raised in height. Contractor is to include for ensuring new façade cladding runs into the existing galvanised gutters ensuring water shed into the gutter correctly.</p> <p>New cladding sheets to be installed with a minimum 250mm end lap and side lap adjoining sheets by a minimum of two profiles. All fixings to be adequately weather protected and fixing caps to match the roof colour provided. Any cut edges to roofing sheets are to be coated with a suitable plastisol coating paint.</p>	Item		

	<p>Mastic lapping tape and stitching screws are to be used on all joints and side laps throughout. Lapping tape with a section of 9mm x 1.5 mm mastic is to be used along the crest of the profile that is to be lapped; sheet to sheet stitching screws should be used at 600mm intervals down the lap to consolidate the bond created by the lapping tape.</p> <p>All cutting of sheeting is to be avoided wherever possible and be ONLY undertaken using reciprocating saw. No abrasive wheel cutting will be permitted and sheets will be rejected by DDC where seen or evidence is found. The contractor will be liable for all costs associated with not following these rules and re-sheeting will be required.</p>			
4.8	<p>Allow to supply and install new profile roofing sheets to entire area, mechanically fixed to new over cladding system as per the manufacturers written instructions.</p> <p>New roofing sheets are to be of matching profile to the existing and be plastisol coated galvanised metal sheets (colour - Goosewing Grey – BS 10-A-05). New roofing sheets to be installed with a minimum 250mm end lap and side lap adjoining sheets by a minimum of two profiles. All fixings to be adequately weather protected and fixing caps to match the roof colour provided. <u>Any cut edges to roofing sheets are to be coated with a suitable plastisol coating paint.</u></p> <p>Mastic lapping tape and stitching screws are to be used on all joints and side laps throughout. Lapping tape with a section of 9mm x 1.5 mm mastic is to be used along the crest of the profile that is to be lapped; sheet to sheet stitching screws should be used at 600mm intervals down the lap to consolidate the bond created by the lapping tape. All cutting of sheeting and flashing/capping strips is to be avoided wherever possible and be ONLY undertaken using reciprocating saw. No abrasive wheel cutting will be permitted and sheets will be rejected by DDC where seen or evidence is found. The contractor will be liable for all costs associated with not following these rules and re-sheeting will be required.</p> <p>All gaps at eaves and flashing including ridge capping are to be filled with suitable eaves filler strips.</p>	Item		

4.9	<p>The contractor is to include for all flashings, ridge cover, vent flashings, foam profile fillers, verge details for the complete installation. All flashing are to be neatly installed to the satisfaction of the PM.</p> <p>New verge details to each roof are to match the existing deign, be plastisol coated galvanised metal sheets <u>(colour – Anthracite Grey RAL 7016.</u> New verge details are to run are to run from gutter level on each gable junction vertically to the room and along the roof pitch as existing, to be agreed with PM prior to installation. (Currently yellow)</p> <p>All gaps are to be filled with suitable eaves filler strips. Ridge caps are to be layered from the opposite end of the roof to the prevailing winds Each ridge section is to be over lapped by 250mm.</p>	Item		
4.10	<p>Contractor is to allow for removing all fixtures attached to the roof structure and re-fitting once over cladding works are complete. The contractor is to include for any aerials, alarm boxes etc.</p>	Item		
4.11	<p>Contractor to leave site clean and tidy on completion of the works to the satisfaction of the PM. Contractor is to include for a full site clearance and the approved disposal of all debris from the site.</p>	Item		

TENDER SUMMARY

	RILEY CLOSE TOTALS			
	Preliminaries and General Conditions as per section 1.	Item		
	Builders Works	Item		
	TOTAL TENDER SUBMISSION PROJECT 1 (Riley Close)			
	AUSTIN WAY & HUMBER CLOSE TOTALS			
	Preliminaries and General Conditions as per section 1.	Item		
	Builders Works	Item		
	TOTAL TENDER SUBMISSION PROJECT 2 (Austin Way & Humber Close)			
	TOTAL BOTH PROJECTS (PROJECT A + PROJECT B)	TOTAL		

	ADDITIONAL WORK ITEMS AND SAVINGS - PRICED BY CONTRACTOR			
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				