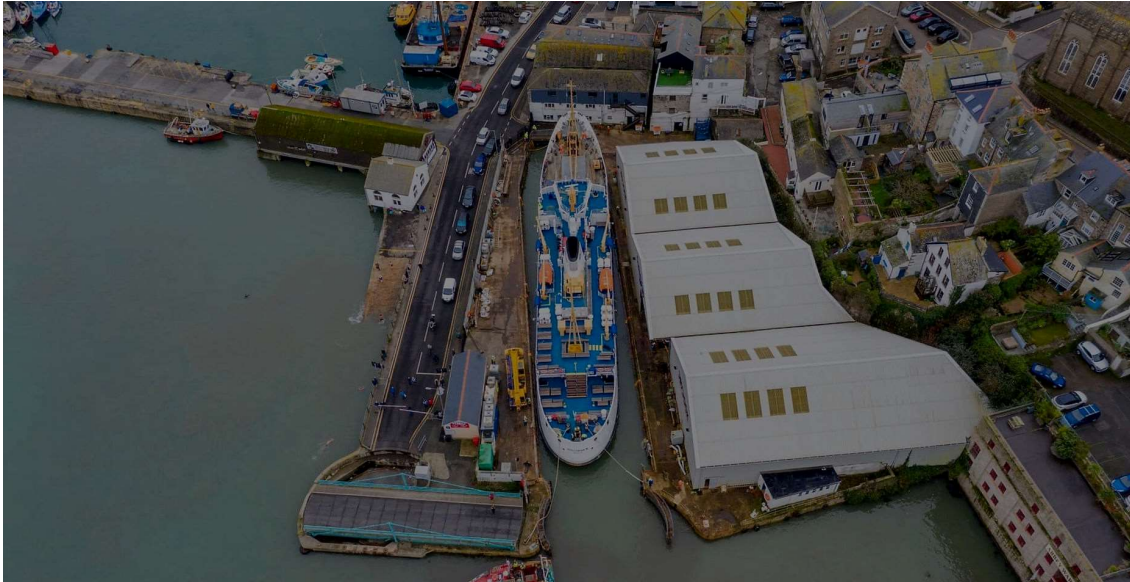


## Specification – Office Roof Replacement Works: Reference BUS003\_0081\_1.4



## 1. Background

Penzance Dry Dock (PDD) is famously steeped in history, currently being the oldest operational dry dock of its type in Europe but requires drastic investment after decades of neglect and dilapidations. While the surrounding shipyards, across the county and country have seen investment, PDD has slipped through the net time and time again.

PDD plans to complete a large refit by March 2025. PDD will become the engineering powerhouse that it once was, but with more abilities than ever before. This facility has primally been ship repair only, but now we are supporting multiple areas of the market, ship repair, ship building, mass fabrication and most importantly training and skill development.

This capital investment, part-funded by the UK Government through the UK Shared Prosperity Fund, will see the site brought up to an even playing field with the rest of industry, with new, safer lifting systems and the dilapidations being rectified. We will see our efficiency drastically increased which in turn will assist in reducing our carbon footprint.

As part of this refit, PDD wishes to replace the roof of the office building.

## 2. Specification

Penzance Dry Docks is seeking a contractor to undertake the works to re-roof the current office building, subject to planning approval. No asbestos has been identified by the client, but Contractor will be required to undertake necessary due diligence to confirm.

Specific requirements of this tender, which the tenderers will need to satisfy, and the successful tenderer will be required to deliver on are:

- Work to be carried out during normal working hours.
- Roofing to be completed by October 2024.
- Roof dimensions: estimated 20.4M long, 6.5-8.2m wide. A-frames are 2m apart. This is best rough measurements for BOTH roofs, and the Contractor will be responsible for confirming sizes and quantities as part of their tender submission.

### Schedule of works:

#### Removal and preparation works

- Strip the current roof and the scantle roof and all old materials e.g. ridge tiles, slate, felt, batten.
- All exposed timbers to be treated with wood treatment to combat, kill and protect against wood rot, decay, fungi and wood-boring insects.

#### Works to internal valley

- The roof which is the 'middle peak' of this cluster of building has internal valleys, these need to be replaced with external valleys so that the office is water tight.
- Fit between the two roof sections an internal fibreglass box gutter to both sections of the roof. New timber work will be required underneath to support and carry the box gutter section, including decking in OSB board.

- Welded front brackets to allow water access on both valleys.
- Fibreglass to be in 600g matting.

### **New roofing**

- Once the roofs have been completely stripped and sprayed, the fibreglass valley fitted, and reinstated with fibreglass, then re-slate both roofs in Brazilian 250 x 500mm roofing slate fixed with slate hooks.
- Felt and batten in a breathable felt membrane, fixed with 50 x 25mm roofing batten, fixed with 63mm them hold nails.
- Dry ridge system to be fitted to the hips and to the main ridge line.
- Reinstated with new ridge tiles and hip irons to the fore hips.
- Repair of any purlins and structural rafters and A-Frames as required.
- There are a number of roof lights (old Velux style windows) which are to be replaced with new, opening windows, 8 in each roof. Replacement to include necessary trays and flashing. Size: 1.2x1.2m
- Costs to include scaffolding, labour, materials, disposal of all existing materials and any waste produced during the construction period. Each of these should be broken down within the pricing details.
- Health and safety of all employees, sub contractors, visitors, PDD employees should be considered at all times. Proposals should consider the Health and Safety requirements given the site, location and industry. Tenderers will be expected to work with the PDD CDM and Health and Safety Advisor.
- Bidder to supply risk assessment and method statement to support the tender. If successful, these will be expected to be continually monitored.