

West Bergholt Village Hall
Roofing Works
Job No. 500899

Specification

Author: ST
Checked by: CH
Date: March 2019
Status: Tender

architecture
building surveying
building services
planning
interior design
sustainability
civil and structural
quantity surveying
project management
CDM and H&S services

Vision, form and function

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Roofing Works
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SECTION 1.0 - PRELIMINARIES



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A54	PROVISIONAL WORK/ ITEMS	45
A55	DAYWORKS	46

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- 250 SITE VISIT

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120 THE WORKS

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- Clause 4.8.1 - SUPPLY OF DOCUMENTATION FOR COMPUTATION OF AMOUNT TO BE FINALLY CERTIFIED
- Period: One Month from the date of practical completion.

- The required level of cover for any one occurrence or series of occurrences arising out of one event:
 - Not less than: £10,000,000.

- Clause 5.4B applies.
- Where clause 5.4A or 5.4B applies, percentage to cover professional fees: 15 per cent.
- Where clause 5.4C applies, insurance arrangements - details of the required policy or policies: -.

- The Adjudicator is: TBC.
- Nominating body: Royal Institution of Chartered Surveyors.

- Appointor of Arbitrator (and of any replacement): President or a Vice president of the: The Royal Institution of Chartered Surveyors.

SECTION 1: DEFINITIONS AND INTERPRETATION

- Amendments:

- Amendments:

- Document: The JCT Public Sector Supplement 2011 - Fair Payment, Transparency and Building Information Modelling.
- Fair Payment provisions Apply.
- Transparency provisions Apply.
- Building information modelling provisions Do not apply.
 - The BIM protocol .

- **The Contract:** Will be executed as a deed.

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- 570 OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN
- Content: Submit the following information within one week of request:
 - Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
 - Details of the management structure and responsibilities.
 - Arrangements for issuing health and safety directions.
 - Procedures for informing other contractors and employees of health and safety hazards.
 - Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - Procedures for communications between the project team, other contractors and site operatives.
 - Arrangements for cooperation and coordination between contractors.
 - Procedures for carrying out risk assessment and for managing and controlling the risk.
 - Emergency procedures including those for fire prevention and escape.
 - Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - Arrangements for welfare facilities.
 - Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - Arrangements for consulting with and taking the views of people on site.
 - Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
 - Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
 - Review procedures to obtain feedback.

- 599 FREEDOM OF INFORMATION
- Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.
 - Determination: Submit requests received. Do not supply information to anyone other than the project participants without express written permission.
 - Confidentiality: Maintain at all times.

SUBLETTING/ SUPPLY

- 640 'LISTED' DOMESTIC SUBCONTRACTORS
- General: The work listed below and described in the Contract Documents must be carried out by persons identified in a list as provided for in clause A30/645:
 - The work: Relocation, temporary remove or protect CCTV Systems.
 - Enter into a contract with one of the following:
Acetech CCTV, Crown Court, Severalls Industrial Park, Clough Rd, Colchester CO4 9TZ.

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- 645 'LISTED' DOMESTIC SUBCONTRACTORS

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- 170 MANUFACTURER AND PRODUCT REFERENCE

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- **Notice:** When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.
- **Details:** As soon as possible submit:
 - Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
 - An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
 - All other relevant information required.

- Extent and location: Agree before commencement.
- Execution: Carry out in ways that minimize the extent of work.

- **Estimates:** If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.

- Covered work: Give notice before covering work required to be measured.

- Before commencing work: Give reasonable notice to person countersigning daywork vouchers.
- Content: Before delivery each voucher must be:
 - Referenced to the instruction under which the work is authorised.
 - Signed by the Contractor's person in charge as evidence that the operatives' names, the time daily spent by each and the equipment and products employed are correct.
- Submit: By the end of the week in which the work has been executed.

- **Ownership:** At the time of each valuation, supply details of those products not incorporated into the Works which are subject to any reservation of title inconsistent with passing of property as required by the Conditions of Contract, together with their respective values.
- **Evidence:** When requested, provide evidence of freedom of reservation of title.

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- Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
- Colour batching: Do not use different colour batches where they can be seen together.
- Dimensions: Check on-site dimensions.
- Finished work: Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
- Location and fixing of products: Adjust joints open to view so they are even and regular.

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- 320 SETTING OUT
- General: Submit details of methods and equipment to be used in setting out the Works.
 - Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
 - Inform: When complete and before commencing construction.
- 330 APPEARANCE AND FIT
- Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:
 - Submit proposals; or
 - Arrange for inspection of appearance of relevant aspects of partially finished work.
 - General tolerances (maximum): To BS 5606, tables 1 and 2.

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- 580 CONTINUITY OF THERMAL INSULATION
- Record and report: Confirm that work to new, renovated or upgraded thermal elements has been carried out to conform to specification. Include:
 - The address of the premises.
 - The Contractor's name and address.
 - The name, qualification and signature of the competent person responsible for checking compliance.
 - The date on which the installation was checked.
 - Submit: Before completion of the Works.
 - Copy: To be lodged in the Building Manual.
- 610 DEFECTIVE PRODUCTS/ EXECUTIONS
- Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
 - Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.
- WORK AT OR AFTER COMPLETION**
- 710 WORK BEFORE COMPLETION
- General: Make good all damage consequent upon the Works. Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
 - Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
 - Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
 - COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
 - Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
 - Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.
- 720 SECURITY AT COMPLETION
- General: Leave the Works secure with, where appropriate, all accesses closed and locked.
 - Keys: Account for and adequately label all keys and hand over together with an itemized schedule, retaining duplicate schedule signed as a receipt.

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- Remedial work: Arrange access with Employer.
- Rectification: Give reasonable notice for access to the various parts of the Works.
- Completion: Notify when remedial works have been completed.

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210	<p>SAFETY PROVISIONS FOR SITE VISITS</p> <ul style="list-style-type: none"> • Safety: Submit details in advance of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site. • Protective clothing and/ or equipment: Provide and maintain on site for visitors to the site. 		
	<p>PROTECT AGAINST THE FOLLOWING</p>		
340	<p>POLLUTION</p> <ul style="list-style-type: none"> • Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution. • Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information. 		
350	<p>PESTICIDES</p> <ul style="list-style-type: none"> • Use: Not permitted. 		
360	<p>NUISANCE</p> <ul style="list-style-type: none"> • Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes. • Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads. 		
370	<p>ASBESTOS CONTAINING MATERIALS</p> <ul style="list-style-type: none"> • Duty: Report immediately any suspected materials discovered during execution of the Works. <ul style="list-style-type: none"> - Do not disturb. - Agree methods for safe removal or encapsulation. 		
371	<p>DANGEROUS OR HAZARDOUS SUBSTANCES</p> <ul style="list-style-type: none"> • Duty: Report immediately suspected materials discovered during execution of the Works. <ul style="list-style-type: none"> - Do not disturb. - Agree methods for safe removal or remediation. 		
380	<p>FIRE PREVENTION</p> <ul style="list-style-type: none"> • Duty: Prevent personal injury or death, and damage to the Works or other property from fire. • Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code'). 		
390	<p>SMOKING ON SITE</p> <ul style="list-style-type: none"> • Smoking on site: Not permitted. 		
400	<p>BURNING ON SITE</p> <ul style="list-style-type: none"> • Burning on site: Not permitted. 		

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- Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
- Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
- Work adjacent to services:
 - Comply with service authority's/ statutory undertaker's recommendations.
 - Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
- Identifying services:
 - Below ground: Use signboards, giving type and depth;
 - Overhead: Use headroom markers.
- Damage to services: If any results from execution of the Works:
 - Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
- Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

- Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
- Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

- Protection: Prevent damage to existing work, structures or other property during the course of the work.
- Removal: Minimum amount necessary.
- Replacement work: To match existing.

- **Protection:** Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.

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GENERALLY

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A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF

- 110 MANAGEMENT AND STAFF
- Cost significant items: CONTRACTOR TO INSERT.

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110 SITE ACCOMMODATION

- Details: Site accommodation required or made/ not made available by the Employer: See section A36.
- Cost significant items: CONTRACTOR TO INSERT.

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- Details: Temporary works required or made/ not made available by the Employer: See section A36.
- Cost significant items: CONTRACTOR TO INSERT.

120 PRODUCTS PROVIDED BY/ ON BEHALF OF EMPLOYER

- General: Details of such products are given in the work sections, for fixing as part of the contract. Use for no other purpose than the Works.
- Handling: Accept delivery, check against receipts and take into appropriate storage.
- Surplus products: Keep safe and obtain instructions.

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A53 WORK BY STATUTORY AUTHORITIES/ UNDERTAKERS

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- Percentage adjustment to cover incidental costs, overheads and profit: %.

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- Percentage adjustment to cover incidental costs, overheads and profit: _____ %.

- Percentage adjustment to cover incidental costs, overheads and profit: %.

- Percentage adjustment to cover incidental costs, overheads and profit: %.

- Percentage adjustment to cover incidental costs, overheads and profit: %.

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SECTION 2.0 – NBS SPECIFICATION

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- 110E DRAINAGE SURVEY

- 120 EXTENT OF DECONSTRUCTION/ DEMOLITION

- General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to extents shown in contract drawings.

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250	<p>LIVE FOUL AND SURFACE WATER DRAINS</p> <ul style="list-style-type: none"> Drains and associated manholes, inspection chambers, gullies, vent pipes and fittings: <ul style="list-style-type: none"> Protect; maintain normal flow during deconstruction/ demolition. Make good any damage arising from deconstruction/ demolition work. Leave clean and in working order at completion of deconstruction/ demolition work. Other requirements: None. 		
260	<p>SERVICE BYPASS CONNECTIONS</p> <ul style="list-style-type: none"> General: Provide as necessary to maintain continuity of services to occupied areas of the site on which the deconstruction/ demolition is taking place and to adjoining sites/ properties. Minimum notice to adjoining owners and all affected occupiers: 72 hours, if shutdown is necessary during changeover. 		
270	<p>SERVICES TO BE RETAINED</p> <ul style="list-style-type: none"> Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition. Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner. <p>DECONSTRUCTION/ DEMOLITION WORK</p>		
310	<p>WORKMANSHIP</p> <ul style="list-style-type: none"> Standard: Demolish structures in accordance with BS 6187. Operatives: <ul style="list-style-type: none"> Appropriately skilled and experienced for the type of work. Holding, or in training to obtain, relevant CITB Certificates of Competence. Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used. 		
320	<p>GAS OR VAPOUR RISKS</p> <ul style="list-style-type: none"> Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc. 		
330	<p>DUST CONTROL</p> <ul style="list-style-type: none"> General: Reduce airborne dust by periodically spraying deconstruction/ demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris. Lead dust: Submit method statement for control, containment and clean-up regimes. 		
340	<p>HEALTH HAZARDS</p> <ul style="list-style-type: none"> Precautions: Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the Works. 		

- 350 **ADJOINING PROPERTY**
- Temporary support and protection: Provide. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections.
 - Defects: Report immediately on discovery.
 - Damage: Minimize. Repair promptly to ensure safety, stability, weather protection and security.
 - Support to foundations: Do not disturb.
- 360 **STRUCTURES TO BE RETAINED**
- Extent: As shown in contract drawings.
 - Parts which are to be kept in place: Protect.
 - Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.
- 370 **PARTLY DEMOLISHED STRUCTURES**
- General: Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
 - Temporary works: Prevent overloading due to debris.
 - Access: Prevent access by unauthorized persons.
- 380 **DANGEROUS OPENINGS**
- General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
 - Access: Prevent access by unauthorized persons.
- 390 **ASBESTOS-CONTAINING MATERIALS – KNOWN OCCURRENCES**
- General: Materials containing asbestos are known to be present in: Various ceiling boards to certain areas - refer to appendix A.
 - Removal: Not required - make safe, protect and retain..
- 391 **ASBESTOS-CONTAINING MATERIALS – UNKNOWN OCCURRENCES**
- Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials.
 - Removal: Submit statutory risk assessments and details of proposed methods for safe removal.
- 410 **UNFORESEEN HAZARDS**
- Discovery: Give notice immediately when hazards such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.
 - Removal: Submit details of proposed methods for filling, removal, etc.
- 450 **SITE CONDITION AT COMPLETION**
- Debris: Clear away and leave the site in a tidy condition.
 - Other requirements: None.

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30	<p>BATTENS/ COUNTERBATTENS</p> <ul style="list-style-type: none"> • Timber: Sawn softwood. <ul style="list-style-type: none"> - Standard: In accordance with BS 5534, Annex D. - Moisture content at time of fixing and covering (maximum): 22%. • Preservative treatment: As section Z12 Wood Protection Association Commodity Specification C8. <ul style="list-style-type: none"> - Type: Copper-organic. 	£	p
32	<p>BATTEN FIXING</p> <ul style="list-style-type: none"> • Batten length (minimum): Sufficient to span over three supports. • Joints in length: Butt centrally on supports. Joints must not occur more than once in any group of four battens on one support. • Additional battens: Provide where unsupported laps in underlay occur between battens. 		
35	<p>TILE FIXING</p> <ul style="list-style-type: none"> • General: Fix tiling and accessories to make the whole sound and weathertight at earliest opportunity. • Exposed fittings and accessories: To match tile colour and finish. • Setting out: To true lines and regular appearance. Lay tiles to a half lap bond with joints slightly open. Align tails. • Cut tiles: Cut only where necessary, to give straight, clean edges. • Ends of courses: Use tile and a half tiles to maintain bond and to ensure that cut tiles are as large as possible. • Top and bottom courses: Use eaves/ tops tiles to maintain gauge. • Perimeter tiles: Twice nail end tile in every course. Twice nail or clip two courses of tiles at eaves and top edges. • Fixings: Nails/ clips as recommended by tile manufacturer. 		
37	<p>LOCAL AND GENERAL FIXING AREAS</p> <ul style="list-style-type: none"> • Definitions: <ul style="list-style-type: none"> - Local areas: Bands of tiling around all edges or obstructions of each plane of the roof. Calculate extent of each band in accordance with BS 5534, section 5. - General areas: Remaining areas of roof tiling. 		
40	<p>MORTAR BEDDING/ POINTING</p> <ul style="list-style-type: none"> • Mortar: As section Z21. <ul style="list-style-type: none"> - Mix: In accordance with BS 5534, 1:3 cement:sand, with plasticizing admixtures permitted. • Weather: Do not use in wet or frosty conditions or when imminent. • Appearance: Finish neatly and remove residue. 		
42	<p>FIRE SEPARATING WALLS</p> <ul style="list-style-type: none"> • Separating wall: Completely fill space between top of wall and underside of tiles with mineral wool quilt to provide fire stopping. • Boxed eaves: Completely seal air paths in plane of separating wall with wire reinforced mineral wool, not less than 50 mm thick, to provide fire stopping. 		

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To be read with Preliminaries/ General conditions.

TYPES OF LEADWORK

The contractor is to reinstate and replace all leadwork disturbed during the course of the works. This is to include all penetrations through tiles, junctions with valleys etc. Contractor to review existing installation and match with new.

GENERAL REQUIREMENTS/ PREPARATORY WORK

- Standard: To BS 6915 and latest edition of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Association.
- Fabrication and fixing: To provide a secure, free draining and completely weathertight installation.
- Operatives: Trained in the application of lead coverings/ flashings. Submit records of experience on request.
- Preforming: Measure, mark, cut and form lead prior to assembly wherever possible.
- Marking out: With pencil, chalk or crayon. Do not use scribes or other sharp instruments without approval.
- Bossing and forming: Straight and regular bends, leaving sheets free from ripples, kinks, buckling and cracks.
- Solder: Use only where specified.
- Sharp metal edges: Fold under or remove as work proceeds.
- Finished work: Fully supported, adequately fixed to resist wind uplift but also able to accommodate thermal movement without distortion or stress.
 - Protection: Prevent staining, discolouration and damage by subsequent works.

- Condition: Dry and free of dust, debris, grease and other deleterious matter.

- Remedial work: Adjust boards to level and securely fix. Punch in protruding fasteners and plane or sand to achieve an even surface.
- Defective boards: Give notice.
- Moisture content: Not more than 22% at time of covering. Give notice if greater than 16%.

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320A BREATHER MEMBRANE

- Manufacturer: Tyvek vapour permeable underlay.
 - Product reference: Supro plus.
- Installation requirements:
 - Setting out: Joints minimized. Membrane to form a continuous barrier to prevent water, snow and wind blown dust reaching the substrate.
 - Method of fixing: As Tyvek instructions .
 - Joints: Lapped 100 mm minimum horizontally and 150 mm minimum vertically.
 - Openings: Membrane fixed to reveals.
 - Bottom edges: Membrane lapped over flashings, sills, etc. to allow free drainage to the exterior.
- Penetrations: Sealed.
- Include for Tyvek eaves carrier and protection sheet.

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GENERAL

EXECUTION

- Standard: In accordance with BS 7671.

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620 MAKING GOOD TO FIRE RETARDANT TREATMENT ON-SITE

- Fire retardant: Compatible with off-site treatment.
- Application: In accordance with fire retardant manufacturer's recommendations.

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160	<p>CEMENTS FOR MORTARS</p> <ul style="list-style-type: none"> • Cement: To BS EN 197-1 and CE marked. <ul style="list-style-type: none"> - Types: Portland cement, CEM I. Portland limestone cement, CEM II/A-L or CEM II/A-LL. Portland slag cement, CEM II/B-S. Portland fly ash cement, CEM II/B-V. - Strength class: 32.5, 42.5 or 52.5. • White cement: To BS EN 197-1 and CE marked. <ul style="list-style-type: none"> - Type: Portland cement, CEM I. - Strength class: 52.5. • Sulfate resisting Portland cement: <ul style="list-style-type: none"> - Types: To BS EN 197-1 Sulfate resisting Portland cement, CEM I/SR and CE marked. To BS EN 197-1 fly ash cement, CEM II/B-V and CE marked. - Strength class: 32.5, 42.5 or 52.5. • Masonry cement: To BS EN 413-1 and CE marked. <ul style="list-style-type: none"> - Class: MC 12.5. 		
180	<p>ADMIXTURES FOR SITE MADE CEMENT GAUGED MORTARS</p> <ul style="list-style-type: none"> • Air entraining (plasticizing) admixtures: To BS EN 934-3 and compatible with other mortar constituents. • Other admixtures: Submit proposals. • Prohibited admixtures: Calcium chloride, ethylene glycol and any admixture containing calcium chloride. 		
190	<p>RETARDED READY TO USE CEMENT GAUGED MASONRY MORTARS</p> <ul style="list-style-type: none"> • Standard: BS EN 998-2. • Lime for cement:lime:sand mortars: Nonhydraulic to BS EN 459-1. <ul style="list-style-type: none"> - Type: CL 90S. • Pigments for coloured mortars: To BS EN 12878. • Time and temperature limitations: Use within limits prescribed by mortar manufacturer. <ul style="list-style-type: none"> - Retempering: Restore workability with water only within prescribed time limits. 		
210	<p>MAKING CEMENT GAUGED MORTARS</p> <ul style="list-style-type: none"> • Batching: By volume. Use clean and accurate gauge boxes or buckets. <ul style="list-style-type: none"> - Mix proportions: Based on dry sand. Allow for bulking of damp sand. • Mixing: Mix materials thoroughly to uniform consistency, free from lumps. <ul style="list-style-type: none"> - Mortars containing air entraining admixtures: Mix mechanically. Do not overmix. • Working time (maximum): Two hours at normal temperatures. • Contamination: Prevent intermixing with other materials. 		

£	p

Z22 Sealants

To be read with Preliminaries/General conditions.

PRODUCTS

- 310 JOINTS The contractor is to allow a provisional quantity of 100 linear metres of silicone sealant to be used as instructed by contract administrator. Contractor is to allow for all labour required to carry out works within this cost
- Primer, backing strip, bond breaker: Types recommended by sealant manufacturer.

EXECUTION

- 610 SUITABILITY OF JOINTS
- Presealing checks:
 - Joint dimensions: Within limits specified for the sealant.
 - Substrate quality: Surfaces regular, undamaged and stable.
 - Joints not fit to receive sealant: Submit proposals for rectification.
- 620 PREPARING JOINTS
- Surfaces to which sealant must adhere:
 - Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
 - Clean using materials and methods recommended by sealant manufacturer.
 - Vulnerable surfaces adjacent to joints: Mask to prevent staining or smearing with primer or sealant.
 - Backing strip and/ or bond breaker installation: Insert into joint to correct depth, without stretching or twisting, leaving no gaps.
 - Protection: Keep joints clean and protect from damage until sealant is applied.
- 630 APPLYING SEALANTS
- Substrate: Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
 - Environmental conditions: Do not dry or raise temperature of joints by heating.
 - Sealant application: Fill joints completely and neatly, ensuring firm adhesion to substrates.
 - Sealant profiles:
 - Butt and lap joints: Slightly concave.
 - Fillet joints: Flat or slightly convex.
 - Protection: Protect finished joints from contamination or damage until sealant has cured.

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Specification:
West Bergholt Village Hall
Roofing Works
Job No: 500899 - Date: March 2019



SECTION 3.0 – SCHEDULE OF WORKS

Schedule of Works:

West Bergholt Village Hall

Roofing Works

Job No: 500899 - Date: March 2019

Ingleton
Wood

Item	Description	Qty	Rate	Cost
3.0	Site set up and facilitating works - see drawing 500899.1000			
	Note: Works are scheduled under a separate section.			
3.0.1	The contractor is to allow for all site establishment as outlined within the preliminaries of the specification. Allowance to include all site security, fencing, welfare etc.			
3.0.2	The contractor is to allow for all site scaffold and access equipment as required to complete the works.			
3.0.3	All site operatives are to have an enhanced DBS check within the last 3 years prior to being allowed access to the site. A full schedule is to be provided to the school including names, dates of birth and DBS clearance numbers.			
3.0.4	The contractor is to review the asbestos management and refurbishment and demolition surveys included within the tender documentation. It is recorded that there are areas of asbestos ceiling closely adjacent the proposed works. The contractor shall allow for their complete protection during the works to ensure there is no exposure or release of asbestos fibres during the works. Alternatively the contractor may allow for the full removal and reinstatement as part of their costs.			
3.0.5	The contractor is to undertake a photographic condition schedule of all areas required for access or in undertaking the works. This is to be provided to the CA prior to commencement.			
3.0.6	Allow for all skips as required to dispose of arisings during the works.			
3.0.7	The contractor is to allow to fully clean through all downpipes and drainage back to the connection to the highway. The contractor shall provide a full copy of the CCTV survey showing the runs clear and freeflowing.			
Carried to General Summary £				

Schedule of Works:

West Bergholt Village Hall

Roofing Works

Job No: 500899 - Date: March 2019


 Ingleton
Wood

Item	Description	Qty	Rate	Cost
3.1	Proposed works			
3.1.1	The contractor is to carefully remove and dispose of all existing roof tiling, hip tiles, ridge tiles, battens, underlay etc. as required to replace the entire roof coverings.			
3.1.2	The contractor is to undertake all stripping works using a methodology which does not expose the roof or building from temporary water ingress. All areas which are stripped are to be covered back in during the same working shift.			
3.1.3	The contractor is to note that the existing soffit, gutters and downpipes are to be retained for the duration of the works. The contractor is to allow to either temporary protection or remove and reinstate on completion. The contractor is to allow for thoroughly cleaning, checking and sealing all joints, levelling and adjusting as necessary. Allow to clean the entire soffit and fascia.			
3.1.4	The contractor is to note that the roof areas which are pitched and insulated at ceiling level are retained. There is approximately 100mm of mineral/glass wool insulation which the contractor shall level and spread evenly.			
3.1.5	The contractor is to add 170mm of additional mineral/glass wool insulation to make a total of 270mm. Ensure even and consistent and include for laying additional insulation perpendicular to the existing. The contractor is to include for 30m of 570mm wide 170mm thick insulation roll as spare to be distributed as necessary.			
3.1.6	The contractor is to ensure that there is a clear and uninterrupted air path from eaves to ridge and not blocked with insulation.			

Schedule of Works:

West Bergholt Village Hall

Roofing Works

Job No: 500899 - Date: March 2019

Ingleton
Wood

Item	Description	Qty	Rate	Cost
3.1.7	The contractor is to note that at the section with the vaulted ceiling is to be insulated using Celotex GA3000. The rafter depth is unknown but for the purpose of tender is assumed as 125mm, the contractor shall allow for 70mm thick Celotex GA3000, seal all joints with aluminium tape and ensure a 50mm gap is retained between insulation and top of rafter for ventilation. Subject to opening up and investigations on site. the contractor is not to order or procure insulation until investigations are agreed with CA.			
3.1.8	The contractor is to supply and install new breathable roofing underlay by Tyvek. Include for Tyvek eaves carrier and protection sheet in accordance with manufacturers guidance.			
3.1.9	The contractor is to supply and install new 25x38mm preservative treated roof battens as required to support new tiling.			
3.1.10	The contractor is to install new roof tiling as per the NBS specification. Include for all hip and ridge tiles as required for completeness.			
3.1.11	The contractor is to be aware of the various services connected to the building and shall allow for their full protection for the duration of the works. This includes, CCTV cameras to building and under soffit, TV aerials, Satellite dishes, broadband receiver, air conditioning, boiler temp stat, security alarm, lighting, mains power supply etc. Where the contractor is unable to adequately protect these services they shall contact the specialists named in the NBS specification for temporary removal and reinstatement. The contractor shall be liable for any loss of service caused by the works and the associated reinstatement costs.			
3.1.12	The contractor is to retain the roof vent terminals which existing within the existing roof.			

Schedule of Works:

West Bergholt Village Hall

Roofing Works

Job No: 500899 - Date: March 2019

Ingleton
Wood

Item	Description	Qty	Rate	Cost
3.1.13	Allow to retain lead sleeved overflow pipe penetrations through roof.			
3.1.14	Allow for all required mortar bedding to ridge and hip tiles. Allow to replace hip irons with new. Allow for mortar bedding all verges.			
3.1.15	Allow to protect and retain all services within loft, tanks, pipework etc.			
Carried to General Summary £				

Schedule of Works:

West Bergholt Village Hall

Roofing Works

Job No: 500899 - Date: March 2019

Ingleton
Wood

Item	Description	Qty	Rate	Cost
3.3	Summary			
	Preliminary cost items			
	Provisional sums and contingencies			
	Dayworks			
	Site set up and facilitating works			
	Proposed works			
	Grand total to form of tender option 1 (without PV)			
	PV Panel supply and installation			
	Grand total to form of tender option 2 (including PV)			

Specification:
West Bergholt Village Hall
Roofing Works
Job No: 500899 - Date: March 2019



SECTION 4.0 - GENERAL SUMMARY



General Summary to Form of Tender

Option 1 – With Solar Panel		Option 2 – Without Solar Panel	
Preliminaries	£	Preliminaries	£
Provisional Sums	£	Provisional Sums	£
Day Works	£	Day Works	£
Schedule of Works	£	Schedule of Works	£
TOTAL TO FORM OF TENDER	£	TOTAL TO FORM OF TENDER	£

Contractor’s
Name

Contractor’s
Address
.....

Signed

Designation

Date