NML Juniper St Roof Repair Questions & Answers

*Comment - As per the Pre Construction Plan it is likely to install a full scaffold around Roof Area B (please refer to condition survey plan) as well as a Haki Staircase to transport materials up to the roof. If you do not believe this is necessary then please advise as to why this is and include what you are suggesting as an alternative, making reference to how you are able to undertake the work safely.*

*Comment - As per the Tender we suggest using a membrane role on to re-line the gutters however, if you would like to suggest a different solution please refer to this in tender. Be sure to refer to the reason why this is more of a suitable solution, including the methodology it will be installed.*

*Comment - We have severe issues with pests particularly seagulls which has contributed to the condition of the gutters. If you can advise on a solution that will aid with pest control please include this within the tenders and add a separate line for the installation on Tender Summary.*

*Comment - Security will be on site 24/7 whilst the project is undertaken however the contractor is responsible for their compound security. It is required to install herras fencing around the scaffolding and welfare area for the work. Please be sure the costs for these items are included in the Pricing Schedule. There are currently two security cameras located on the Bankhall elevation which will be re-located on the scaffolding. This will be undertaken by the NML. I think as long as we are advising that their site security is their own responsibility, nothing comes back on NML.*

*Comment - An area of welfare has been provisionally earmarked for the welfare facilities on Bankhall Lane ranging from the staircase and the start of the single storey building. As per land register we only own the land until the road. Please advise within the tender within your methodology how you ensure to comply with welfare schedule 2 and risk around COVID-19.*

*Comment - The current programme start date included the Target Timetable will be confirmed with the contractors once appointment. This is used to indicative timescales and can be minorly altered if required. This is also the case for the aimed targeted finish date due to the risk of the weather delaying the work. We expect the contractor and PM to work together to monitor this closely and a clear line of communication is established to set out expectations of finish dates. With that being said, it is important to highlight the work would need to start work before nesting season for seagulls as we would not be able to undertake the work if they had nests on the roof.*