


| ITEM | DESCRIPTION  | NHF<br>CODE | QTY | RATE | AMOUNT |
|------|--|-------------|-----|------|--------|
|      |  |             |     | £    | £      |
|      | <b>09.06.2021</b><br><br><b>Harlow Council</b><br><b>Civic Centre</b><br><b>The Water Gardens</b><br><b>Harlow</b><br><b>Essex CM20 1WG</b><br><br>Surveyor   |             |     |      |        |
| 1.00 | Replacement of roof covering and associated works  |             |     |      |        |
| 1.01 | <u>THE SITE</u>  |             |     |      |        |
| 1.02 | The site is known as 149 Canons Brook, Harlow, Essex CM19 4EQ  |             |     |      |        |
| 1.04 | The properties will remain occupied throughout the Contract period.  |             |     |      |        |
| 1.05 | The positioning of skips is to be agreed during pre contract site meeting..  |             |     |      |        |
| 1.06 | The Contractor is to submit with his tender, a programme of works in order to minimise the effect the work has on the surrounding neighbourhood and associated traffic flows. The Contractor should visit the site and satisfy him/herself as to the access and other conditions affecting the execution of the works. |             |     |      |        |
| 1.07 | The site shall be kept clean and tidy at all times. Full skips must be cleared immediately.  |             |     |      |        |
| 1.08 | The appropriate safety measures must be taken by the Contractor and those who visit the site in respect of clothing and conduct to ensure the minimal possible chance of site accidents.   |             |     |      |        |
| 1.09 | The Contractor is to price each item individually as listed.   |             |     |      |        |

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| 1.10 | <p><b>Please note current Harlow Council's advise on Coronavirus (Covid-19).</b></p> <p><a href="https://www.harlow.gov.uk/coronavirus">https://www.harlow.gov.uk/coronavirus</a></p>  |             | ITEM |   |   |
| 2.00 | <b><u>GENERAL</u></b>  |             |      |   |   |
| 2.01 | Refer to all relevant specifications, drawings etc., for further information and details.  |             |      |   |   |
| 2.02 | All measurements and quantities given are approximate and should be checked on site prior to any materials being cut to size or ordered. No extras will given if the actual quantities or dimensions exceed those stated.  |             |      |   |   |
| 2.03 | All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. |             |      |   |   |
| 2.04 | This specification is to be carried out in conjunction with associated work required (if required), after closer investigation when commenced on site. If in order to carry out the works, additional work is required and approved by the Supervising Officer, then it shall be deemed to be included.  |             |      |   |   |
| 2.05 | All refuse, debris or salvageable materials are to be lowered to the ground by suitable means. No materials of any kind shall be dropped or thrown from upper levels.  |             |      |   |   |
| 2.06 | Any damage occurring to the fabric of the building caused directly or indirectly by the Contractor or his agents, shall be made good at the Contractor's own expense.  |             |      |   |   |

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| 2.07 | The Contractor will carry out the works at all times in accordance with the relevant Statutory Instruments, Codes of Practice, Health & Safety at Work Act and other good building practices.   |             |     |   |   |
| 3.00 | <b><u>SCOPE OF WORKS</u></b>  |             |     |   |   |
| 3.01 | The work comprises of the replacement of the existing flat roof covering and all noted associated works. The Contractor should reference this Schedule of Works to the NBS specification. The Schedule is purely a summary to allow the Contractor to price the various elements of the work. |             |     |   |   |
| a    | The provision of a full tubular scaffold, including a double boarded/polythened first lift and fans over all entrances.   |             |     |   |   |
| b    | The provision of a temporary roof for the duration of the works that the roof will be stripped or subject to water ingress.   |             |     |   |   |
| c    | Replacement soffits and fascias.  |             |     |   |   |
| d    | Repair works to chimneys including, pointing, concrete cappings and flue terminals where required.  |             |     |   |   |
| e    | Replacement flashings, soakers etc.   |             |     |   |   |
| f    | Replacement roof covering and all associated detailing.   |             |     |   |   |
| g    | Remove and re-connect aerials, dishes, cables etc.  |             |     |   |   |
| h    | Repairs and structural alterations to timber roof structure where required.   |             |     |   |   |

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| i    | Insulation upgrades to main roof where required.   |             |      |   |   |
| j    | Replacement roofing felt   |             |      |   |   |
| k    | Site clean on completion, including windows and fabric of building.  |             |      |   |   |
| 3.02 | The Contractor is to ensure that during the Contract, there is sufficient labour and materials on site in order to complete the works promptly and on programme.   |             |      |   |   |
| 3.03 | <p>The Contractor is to list the Preliminary Items below and price each item individually.</p> <p>Item 1: Allow for all suitable Welfare facilities to comply with the Health and Safety at Work Act 1974, CDM Regulations and current HSE guidance notes. Allow for adequate office space for site meetings. The Contractor shall base this requirement on 4 persons. The location of Welfare facilities shall be agreed with the CA prior to tender return.</p> <p>Item 2: Allow for a full tubular scaffold and chimney scaffolds with suitable working platforms for the work that is being carried out. Allow for double boarding and providing a layer of 1200 gauge polythene to the first lift and fans over entrances/exits. Allow for all appropriate signage both before complete and when constructed. The scaffold is to be erected/registered with a Scaff Tag system. The Contractor is to design and allow for a temporary roof to be built up off the main scaffold.</p> <p>Item 3: Allow for all skips required.</p> <p>Item 4: Allow for all Heras Anti Climb galvanised mesh fencing to the perimeter of the works and welfare areas. Fencing is to be double clipped and erected in such a way not to cause trips or other hazards.</p> <p>Item 5: Other Contractor's Preliminary items not included in Item 1-4 of this section.</p> |             | ITEM |   |   |
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| 3.04 | The Contractor is to allow in his tender for carrying out the following works in association with drawings supplied by the Contract Administrator, accompanying this specification.   |             | ITEM |   |   |
| 3.05 | In order to relate the information contained in this specification, the Contractor will have the opportunity to inspect the site aiding the estimating of the works.  |             | ITEM |   |   |
| 3.06 | Provide a Resident Liaison function for the lead in period, duration of the works and the period after until completion of defects.   |             | ITEM |   |   |
| 4.00 | <b><u>Stripping Out</u></b>   |             |      |   |   |
| 4.01 | <b>An Asbestos Report is required before commencement. All asbestos related works to be carried out in full compliance with The Control of Asbestos Regulations 2012. The Contract Administrator shall be notified of any works involving ACM prior to commencement.</b>  |             |      |   |   |
| 4.02 | Carefully cut through the existing roof coverings and insulation etc. from front to rear elevation at a point approximately 100mm from the party wall centre line to allow formation of expansion joint details. The Contractor is to take special care at party wall details. Allow for removing all debris/materials from site. |             | ITEM |   |   |
| 4.03 | Carefully strip off and remove from site existing roof coverings, insulation, etc. Prepare deck as per Proteus Industrial Technologies Ltd to receive new plywood over-decking.. Allow for removing all debris/materials from site.   |             | ITEM |   |   |
| 4.04 | Remove all flashings and associated fixings and rake out all joints in preparation for new flashings. Allow for removing all materials/debris from site. Dispose of from site and place in to skip.   |             | ITEM |   |   |

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| 4.05 | Remove all fascias, soffits and remove from site. The contractor is to arrange for all asbestos removal by a specialist Asbestos Removal Sub Contractor and supply copies of all Consignment notes. Take special care at party wall details as some boards may continue on to adjoining properties. The Contractor shall remove boards to the nearest joint and discuss any party wall issues with the CA prior to removing any overlapping boards. All work is to be in accordance with the Control of Asbestos Regulations 2017. Provide optional additional costs for removing asbestos soffits past the party line where required. The Contractor shall price this as a footnote below his/her tender total. |             | ITEM        |          |   |
| 4.06 | Disconnect and remove any cables or satellite dishes that may prevent the work from being carried out in an effective manor. Satellite dishes are to be disconnected and removed from the structure and fitted to the scaffold for the duration of the works. Re-fix and re-connect upon completion of the work in the original locations. Test on completion and rectify any faults.  |             | ITEM        |          |   |
| 4.07 | Inspect the condition of all chimneys, flues, cappings and report to the CA. Rake out defective pointing and remove broken or damaged cappings that cannot be repaired. Allow for repairing broken edges to capping stones, forming new drips and repairing cracks where required. Re-point chimneys on completion of installation of lead flashings.  |             | ITEM        |          |   |
| 5.00 | <b><u>Reinstatement Works</u></b>  |             |             |          |   |
| 5.01 | Structural timbers are to be inspected prior to renewing the roof covering. Arrange a meeting with the CA and Building Control to confirm if any structural alterations are required to the main roof. This must be done prior to the replacement of the roof covering Allow for replacing any defective and water damaged timbers.  |             | PROV<br>SUM | 1,000.00 |   |

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| 5.02 | The existing substrate must be sound, dimensionally stable, clean and free of loose matter and excess water. Inspect the surface for defects such as delamination blisters, failed lap-joints and ridging. All surfaces are to be level ready to accept the new insulation boards. All preliminary work, including formation of up-stands, curbs, box gutters, sumps, grooves, chases, expansion joints etc. and fixing of battens, fillets, anchoring plugs/ strips, etc. is complete and satisfactory. |             | ITEM |   |   |
| 5.03 | New Plywood Over-Deck:<br>Install new 18mm WPB plywood/OSB3 Board conforming to BS EN 1995. Fix the new plywood/OSB3 directly to the rafters with non-corroding screw fastenings. Tape all timber joints. Prime the timber deck ready to receive the PROTEUS PRO-FELT® system.   |             | ITEM |   |   |
| 5.04 | Edge Details:<br>Existing defective trims, lead flashings and up-stand details must be removed and renewed ready to receive the new items. All boards shall be cut and butted where the roof deck intersects a vertical surface. The boards shall be cut to fit a maximum of 6mm away from the vertical surface.   |             | ITEM |   |   |
| 5.05 | Chases:<br>Cut out all new chases ensuring that the new chase is W15mm x D25mm deep. All chases must be cleaned and dust free prior to coating. Dress the waterproofing into the prepared chase. Seal the chase with PROTEUS SEALANT once the coating has fully cured.   |             | ITEM |   |   |
| 5.06 | Angle Fillets:<br>Install a suitable angle fillet to all junctions at horizontal to vertical without exception. All preliminary work, including formation of up-stands, curbs, gutters, sumps, chases, expansion joints etc. and fixing of battens, fillets, anchoring plugs/ strips, etc. is complete and satisfactory.   |             | ITEM |   |   |

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| 5.07 | Drip Battens:<br>Install new 25mm x 50mm treated timber battens, mechanically fixed at 300mm centres. Form a welted drip edge with treated timber.  |             | ITEM |   |   |
| 5.08 | Flashings:<br>Dress the PROTEUS PRO-FELT® under the new Ubiflex flashing.   |             | ITEM |   |   |
| 5.09 | Hot Flues:<br>To hot flues/exhaust pipes install a galvanised steel sleeve, allowing a 50mm void between the sleeve and the pipe, which is to be filled with non-combustible insulation. A galvanised steel cowling is to be installed to cover.  |             | ITEM |   |   |
| 5.10 | Install the PROTEUS PRO-FELT® SA membrane onto the primed substrate or already in-situ PROTEUS PRO-FELT® air vapour control/underlay/capsheet up to the termination on the up-stand and fully seal by continuing by a minimum of 200mm onto the horizontal. All end and side laps are HOT-AIR activated to produce a homogeneous bond and produce a bitumen extruded bead from the lap.   |             | ITEM |   |   |
| 5.11 | To comply with Building Regulations Part B onto combustible roof decks. To comply with Building Regulations Part B onto combustible roof decks, install PROTEUS PRO-THERM NON-COMBUSTIBLE insulation 1500mm on each side of the party walls.. By torch on method install a layer of PROTEUS PRO-FELT® 3mm UNDERLAY PLAIN directly to the PROTEUS PRO-THERM INSULATION boards. TORCH ON MINERAL CAPSHEET: Install by torch on method a layer of PROTEUS PRO-FELT® 'ULTIMA-PLUS' FIREGUARD MINERAL CAPSHEET onto the already installed underlay. Change of levels: Dress the waterproofing system specified up and over the change of level step. |             | ITEM |   |   |
| 5.12 | Supply and fit new Swish Roofline 9mm vented soffit to the front and rear elevation of the building all in accordance with the manufacturer's instructions.   |             | ITEM |   |   |



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| 5.13 | Supply and fit new 25mm Swish Roofline fascia to the front and rear elevation of the building all in accordance with the manufacturer's instructions. Colour: Match existing.  |             | ITEM |   |   |
| 5.14 | Supply and fix 110mm true half round PVCu Terrain Crescent 2100 gutter, colour –black, to BS.4576. min. fall in 360. Fix to fascia on PVCu brackets, max fixing centres 1000mm. Colour – black. Include for stop end, stop end outlet and 90 degree gutter angle.  |             | ITEM |   |   |
| 5.15 | Supply and fix Terrain Crescent 2100, 68mm PVCu rainwater downpipe with all necessary clips, offsets etc, connect to rain water drainage system. Colour black  |             | ITEM |   |   |
| 5.16 | Provide a Proteus Industrail Technologies Ltd 20 year warranty certificate on completion of the flat roofing system.   |             | ITEM |   |   |
| 5.17 | Make good any damage to the fabric of the building and adjoining properties caused by the work and at the direction of the CA.   |             | ITEM |   |   |
| 5.18 | Clean down all faces of the building on completion of the works including windows, brickwork, render and doors/screens to communal areas. The Contractor is to clean off any debris and dust prior to washing down the fabric of the building. Clean window and door frames using a suitable cream cleaner prior to cleaning glass with a suitable glass cleaner. All cleaning must be carried out in accordance with the product manufacturer's instructions. |             | ITEM |   |   |
| 5.19 | Allow for striking all scaffolding, removing all containers, welfare units, skips and fencing on completion of the works and leave the site in a clean and tidy state. Rotivate and re-seed any grassed areas damaged during the works.  |             | ITEM |   |   |
| 5.20 | Arrange for all resident satisfaction questionnaires to be collated and review with the CA.  |             | ITEM |   |   |
| 6.00 | <b>TENDER TOTAL (EX-VAT)</b>   |             |      |   |   |

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| 6.01 | <div>CONTRACTOR:-</div> <div></div> <div></div> <div>ADDRESS:-</div> <div></div> <div></div> <div></div> <div></div> <div>SIGNED:-</div> <div></div> <div>DATE:-</div> <div></div> |             |     |   |   |
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