

12 - 16 Kent Rd Roof - Schedule of Work

30 Nov 2020

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0 SUPERSTRUCTURE

£

0.1 Roof

0.1.1 Roof Structure

10 Common Rafter And Purlin Hipped Roof With Valley Gutter

Drawing Reference: *KentRd001*

Location: *N/A*

• **Note:**

This section is for information purposes. Until the roof has been stripped and the structural elements have been exposed the extent of repair is unknown. Please insert your price for each of the following structural elements: DO NOT ADD YOUR PRICES FROM THIS SECTION TO YOUR TOTAL:

:

• **Replacement of Softwood Common Rafters (G20)**

Please insert your price to Remove existing Rafter and make good : *Per Rafter*

Please insert your price to replace as below: *Per Rafter*

Strength Class : *C24.*

Species : *Contractor's choice.*

Size : *47 x 150 mm.*

Tolerance Class : *T1*

Centres: *400 mm.*

Treatment: *Copper Azole (CuAz) pressure impregnation; service life 60 years. Or equivalent contractors proposal subject to CA approval.*

Collar Tie: *As Rafter*

Fixing At Wallplate: *Notched over plate, fixed with framing anchors.*

Jointing And Fixing At Intermediate Supports: *Framing anchors at supports, jointing not permitted.*

Jointing And Fixing At Head: *Skew nail to ridge board.*

• **Replacement of Softwood Common Rafter Feet (G20)**

Please insert your price to cut out existing rafter foot replace Rafter foot and make good do not add to total: *Per Rafter foot*

Strength Class : *C24.*

Species : *Contractor's choice.*

Size : *47 x 150 mm x 1200mm.*

Tolerance Class : *T1*

Centres: *400 mm.*

Treatment: *Copper Azole (CuAz) pressure impregnation; service life 60 years. Or equivalent contractors proposal subject to CA approval.*

Collar Tie: *As Rafter*

Fixing At Wallplate: *Notched over plate, fixed with framing anchors.*

Jointing And Fixing At Intermediate Supports: *Framing anchors at supports, jointing not permitted.*

Jointing And Fixing At Head: *Skew nail to ridge board.*

• **Replacement of Softwood Purlins To Common Rafter Roof (G20)**

Please insert your price to remove existing Purlin and make good : *Per Purlin*

Strength Class : *C24.*

Please insert your price to Renew Purlin as below: *Per Purlin*

Species: *Contractor's choice.*

Size: *75 x 250 mm.*

Tolerance Class: *T1*

Centres: *As existing.*

Treatment: *Copper Azole (CuAz) pressure impregnation; service life 60 years. Or equivalent contractors proposal subject to CA approval.*

Intermediate Supports : *As existing.*

Jointing And Fixing At Intermediate Supports : *Full lap bolted joints, framing anchors at supports.*

End Fixing : *Build in, purlin ends felt wrapped.*

Please state your price for Flitch repairs to purlins: *Cut out defective timbers and, supply timber C24 dimensions to match existing, 220mm x 12mm x 1500 steel plate both sides, 3 lines of bolts M12 bolts, 200 centres, 1500 length. (Note: details to be confirmed by structural engineer).*

Total for page £

To be carried forward to Section 0 collection (page 11)

- **Softwood Valley Rafter To Common Rafter Roof (G20)**
 Please insert your price to remove existing valley rafter and replace : *Per Hip Rafter*
 Strength Class : C24.
 Species: *Contractor's choice.*
 Size: *47 x 225 mm.*
 Tolerance Class: *T1*
 Treatment: *As rafters.*
 Fixing: *Notched over plate, fixed with framing anchors.*
- **Softwood Ceiling Joists (G20)**
 Strength Class: C24.
 Species: *Contractor's choice.*
 Size: *47 x 150 mm.*
 Tolerance Class: *T1*
 Centres: *As existing.*
 Treatment: *Copper Azole (CuAz) pressure impregnation; service life 60 years. Or equivalent contractors proposal subject to CA approval.*
 Jointing: *As existing, over intermediate supports*
 Fixing: *Skew nail to plates.*
- **Replacement of Softwood Ridge Board To Common Rafter Roof (G20)**
 Species: *Contractor's choice.*
 Size: *32 x 225 mm.*
 Tolerance Class: *T1*
 Treatment: *As rafters.*
- **Softwood Binders For Common Rafter Roof (G20)**
 Strength Class: C16.
 Species: *Contractor's choice.*
 Size: *47 x 150 mm.*
 Tolerance Class: *T1*
 Treatment: *As rafters.*
 Intermediate Supports: *50 x 38 mm softwood hangers from purlins at 1200 mm centres.*
 Fixing: *Framing anchors.*
- **Softwood Wall Plate To Common Rafter Roof (G20)**
 Size: *100 x 75 mm x 2m.*
 Treatment: *As rafters.*
 Fixing: *Bedded on fresh mortar and anchored with vertical restraint straps.*
- **Softwood Valley Boards To Common Rafter Roof (G20)**
 Species: *Contractor's choice.*
 Size: *22 x 245 mm.*
 Tolerance Class: *T1*
 Configuration: *Contractors proposal for approval by CA*
 Supports: *25 x 36 mm softwood battens.*
 Treatment: *As rafters.*
 Fixing: *Stainless steel nails.*
- **Truss Clips (G20)**
 Manufacturer: *Contractor's choice.*
 Product Reference: *Contractor*
 Size: *To suit timber member.*
 Material: *Stainless steel.*
 Fasteners: *32 x 3.5 mm stainless steel ring shanked nails in every hole.*
- **Vertical Restraint Straps To Wallplates (G20)**
 Manufacturer: *Contractor's choice.*
 Product Reference: *Contractors proposal for approval by CA*
 Type: *Cranked end.*
 Material: *Hot dip galvanized mild steel, coating 260 gm/m² (minimum).*
 Cross Section: *30 x 2.5 mm.*
 Length: *100 mm cranked end x 1050 mm long.*
 Centres: *2000 mm (maximum).*
 Fixing To Masonry: *Five 4.8 x 70 mm masonry screws evenly spaced. Locate at least one screw within 150 mm of bottom end of strap.*
 Fixing To Wallplate: *Minimum two 30 x 3.5 mm galvanized square twist nails.*

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- **Lateral Restraint Straps To Rafters (G20)**

Manufacturer: *Hot dip galvanized mild steel, coating 260 gm/m² (minimum).*
 Product Reference: *Contractors proposal for approval by CA*
 Type: *Twisted with cranked end.*
 Material: *Hot dip galvanized mild steel, coating 260 gm/m² (minimum).*
 Length: *150 mm cranked end and to carry over at least three rafters.*
 Cross Section: *30 x 5 mm (minimum).*
 Centres: *1250 mm (maximum).*
 Location Of Straps: *To noggings between rafters.*
 Bracing Of Rafters Parallel To Wall: *Brace with tightly fitted packing and solid softwood noggings 50 mm x two thirds depth of member (minimum).*
 Fasteners: *Not less than four 50 mm x 8 gauge sherardized countersunk screws per strap evenly spread.*

0.1.2 Roof Coverings

20 Replace Fascias Soffit Boards And Bargeboards

Drawing Reference : *KentRd001*
 Location : *As Below*

- **Removing Eaves Fascia**

Extent: *All*
 Disposal : *Remove fascia board and remove from site.*

- **Removing Bargeboard**

Extent: *All*
 Disposal: *Remove bargeboard and remove from site.*

- **Removing Eaves Soffit Board**

Extent: *All*
 Preparation: *Remove eaves soffit ventilators and remove from site.*
 Disposal: *Remove soffit board and remove from site.*

- **New Pvc-U Fascias/ Barges/ Soffits**

Manufacturer : *Eurocell plc*
 Product reference : *EuroBoard Fascia Ref: EB 150 - 300*
 Finish: *Standard smooth*
 Colour: *Black Ash*
 Nominal depth : *250 mm*
 Edge profile: *Rounded and ogee*
 Accessories : *Utility Board – UB 100 – 450. Double Capping Board Joint Trim Ref: DBCJT. Double Capping Board Corner Trim Ref: DCBCT. 450 mm Euroboard Box End Ref: BEEB450. RFI – Roofline Finial. Dry Verge System (Klober).*
 Fixings : *Fixing nails Ref: FN 65*
 Gable ends to rear elevation : *Extra Over Softwood Ladders to support Euroboard Gable, grade C16, Preservative as rafters.*
 Ventilation: *Contractors Choice*
 Timber Carcassing: *Supply and fit all timber carcassing to manufacturer's recommendations, grade C16, preservative as rafters.*

Total for page £

To be carried forward to Section 0 collection (page 11)

• **Soffits Barge Boards and Fascias Summary For Section 20: (H62)**

Extent : *As per roof area refer to Dwg.*

Disposal: *Remove from site*

: *Roof Area 1*

: *Roof Area 2*

: *Roof Area 3*

: *Roof Area 4*

: *Roof Area 5*

: *Roof Area 6*

: *Roof Area 7*

: *Roof Area 8*

: *Roof Area 9*

: *Roof Area 10*

: *Roof Area 11*

: *Roof Area 12*

: *Roof Area 13*

: *Roof Area 14*

: *Roof Area 15*

: *Bay Roofs*

£

0.1.3

30 Removing Natural Slate Roof Covering

Drawing Reference : *KentRd001*

Location: *As below*

• **Removing Ridge Tiles To Natural Slate Roofing (H62)**

Extent: *As per roof area refer to Dwg*

Disposal: *Remove from site.*

• **Removing Hip Tiles To Natural Slate Roofing**

Extent: *As per roof area refer to Dwg*

Disposal: *Remove from site.*

• **Removing Battens To Natural Slating**

Extent: *As per roof area refer to Dwg*

Disposal: *Remove from site.*

• **Removing Underlay To Natural Slating**

Extent : *As per roof area refer to Dwg.*

Disposal: *Remove from site.*

• **Removing Natural Slating Summary For Pricing (H62)**

Extent : *As per roof area refer to Dwg.*

: *Roof Area 1*

: *Roof Area 2*

: *Roof Area 3*

: *Roof Area 4*

: *Roof Area 5*

: *Roof Area 6*

: *Roof Area 7*

: *Roof Area 8*

: *Roof Area 9*

: *Roof Area 10*

: *Roof Area 11*

: *Roof Area 12*

: *Roof Area 13*

: *Roof Area 14*

: *Roof Area 15*

: *Bay roofs*

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- **Removing Chimney Stack (C20)**

Reducing stacks : *Reduce existing chimney stacks to 4 courses above roof elevation. As drawing to following areas.*

Disposal : *Remove redundant brickwork from site for recycling.*

Making good to chimneys : *Point remaining brickwork, Cap off redundant stack with pressed 50mm heavy duty hydraulic paving slab to BSEN 1339 (contractors choice) bedded to stack with mortar, 4:1, with vent aperture cut with core drill to cowl size. Supply and fit clay sailor's hat cowl (Contractors choice), bedded with mortar, cap with mortar and haunch to provide a weather proof installation.*

Internal Ventilation : *Allow for supply and fit one number internal vent grill to each chimney, approximate size 225 x 75mm, at low level to ground floor, include for making good to plasterwork and decorations.*

- **Summary for Removing Chimney Stacks (H62)**

Extent: *As drawing.*

: *Roof Area 1 (extra over - replace one number missing brick to base of stack)*

: *Roof Area 4*

: *Roof Area 5*

: *Roof Area 7*

: *Roof Area 9*

: *Roof Area 11*

: *Roof Area 13 x 2 No*

: *Roof Area 15*

40 Roof tiles

Drawing Reference : *Kent 01*

Location : *Area 1*

- **Breathable Underlay For Plain Tiling (H60)**

Manufacturer: *Necoflex*

Product Reference : *Monoperm 500.*

Type: *Spun bonded high density polyethylene (HDPE).*

Direction Of Laying: *Parallel to eaves, taut across rafters.*

Minimum Head Lap: *100 mm.*

Sealing Laps: *Seal open laps.*

Underlay At Eaves : *Strip of type 5U polyester reinforced bitumen membrane dressed into gutter.*

Support At Eaves: *Preshaped rigid plastics underlay carrier. Contractors choice*

- **Softwood Battens For Single Lap Tiling (H65)**

Size: *50 x 25 mm.*

Grading: *Fully factory pre-graded in accordance with BS 5534.*

Preservative Treatment: *Water-based organic.*

Fixing: *90 x 4 mm annular ring shanked stainless steel nails.*

- **CONCRETE INTERLOCKING ROOF TILES**

Manufacturer: *Marley*

Web: *<https://www.marley.co.uk>*

Product reference: *Edgemere Roof Tiles*

Colour: *Black*

- **Concrete Interlocking Roof Tiling (H65)**

Type: *Flat single lap concrete tiles.*

Colour: *Black.*

Texture: *Smooth.*

Size: *Manufacturer's standard.*

Minimum Headlap: *As manufacturer's specification.*

Fixing: *As tile manufacturer's full fixing specification.*

Eaves Filler: *Comb filler.*

- **Hips To Single Lap Tile Roofing (H65)**

Manufacturer: *As roof tiles.*

Product Reference : *Edgemere*

Type: *Socketed concrete angle ridge tiles.*

Colour: *As roof tiles.*

Bottom Corner: *Mortar pointed over galvanized steel hip iron.*

Hip To Ridge Junction : *Mitre cut hip tiles close butted to ridge tile over lead saddle.*

Fixing: *Mortar bedded and mechanically fixed.*

Total for page £

To be carried forward to Section 0 collection (page 11)

- **Valleys For Single Lap Tile Roofing (H65)**

Type : *Fully supported lead valley gutter*
 Tile Gap : *As recommended by manufacturer to BS5534.*

- **Mineral Wool Insulation Quilt Laid Across Ceiling Joists and Between Joists (P10)**

Manufacturer: *Contractor's choice.*
 Product Reference: *Contractor's choice.*
 Type: *Unfaced glass mineral wool quilt.*
 Recycled Content: *Contractor's choice.*
 Thickness : *150 mm between joists/ 150mm cross lapped over joists.*
 Roll Width: *Contractor's choice.*

- **New Roof Tiles - Pricing Summary Section 40 (H62)**

Extent : *As per roof area refer to Dwg.*

Disposal: *Remove from site*

: *Roof Area 1*
 : *Roof Area 2*
 : *Roof Area 3*
 : *Roof Area 4*
 : *Roof Area 5*
 : *Roof Area 6*
 : *Roof Area 7*
 : *Roof Area 8*
 : *Roof Area 9*
 : *Roof Area 10*
 : *Roof Area 11*
 : *Roof Area 12*
 : *Roof Area 13*
 : *Roof Area 14*
 : *Roof Area 15*
 : *Bay roofs*

0.1.4 Roof Drainage

50 Replace Existing Rainwater Goods With PVCU Rainwater System

Drawing Reference: *All rainwater goods to be replaced.*

Location: *All*

- **Removing Rainwater Gutters**

Extent : *All. As drawing.*

Disposal: *Remove from site for recycling.*

- **Removing Rainwater Pipework**

Extent: *External rainwater pipework, including brackets.*

Disposal: *Remove from site for recycling.*

- **PVCU Gutter System (R10)**

Manufacturer: *Contractor's choice.*

Product Reference: *Agrément certified.*

Recycled Material: *Contractor's choice.*

Profile: *Deep half round.*

Nominal Size: *100 mm.*

Colour: *Black.*

Setting Out: *To fall; gradient 4 mm/m.*

Brackets: *Manufacturer's standard.*

Bracket Centres: *600 mm.*

Fasteners: *As manufacturer's recommendations.*

Accessories: *Leaf guards. Contractors choice*

Testing: *Test on completion.*

Total for page £

To be carried forward to Section 0 collection (page 11)

• **PVCU External Rainwater Pipework System (R10)**

Manufacturer: *Contractor's choice.*
 Product Reference : *Agrément certified.*
 Recycled Material: *Contractor's choice.*
 Section: *Round.*
 Nominal Size: *DN 75.*
 Finish As Delivered: *Black.*
 Jointing: *Manufacturer's standard.*
 Brackets: *PVC-U clips, colour to match pipes.*
 Bracket Centres: *900 mm.*
 Fasteners: *As manufacturer's recommendations.*
 Accessories: *Rainwater heads and hoppers.*
 Testing: *Test on completion.*

• **Roof Drainage - Pricing Summary Section 50 (H62)**

Extent : *As per roof area refer to Dwg.*
 Disposal : *Remove from site*
 : *Roof Area 1*
 : *Roof Area 2*
 : *Roof Area 3*
 : *Roof Area 4*
 : *Roof Area 5*
 : *Roof Area 6*
 : *Roof Area 7*
 : *Roof Area 8*
 : *Roof Area 9*
 : *Roof Area 10*
 : *Roof Area 11*
 : *Roof Area 12*
 : *Roof Area 13*
 : *Roof Area 14*
 : *Roof Area 15*
 : *Bay roofs*

60 Torch on Overlay To Over Existing Covering

Drawing Reference: *KENTRD001*
 Location : *Front entrance FR1*

• **Making Good To Existing Membrane Roof Covering (J41)**

Substrate Preparation: *Remove dust, dirt, debris, moss, plants and any oil, grease or other contaminants.*
 Blisters: *Star cut, dry out and rebond.*
 Defective Areas: *Cut back to substrate and dry out. Patch level with existing covering with layers of matching bitumen membrane, lapped 100 mm (minimum) onto existing membrane.*
 Cracked And Split Bitumen Membrane: *Cut back to substrate 150 mm wide at cracks and splits and dry out. Insert 150 mm wide strip of matching bitumen membrane, bonded to substrate at edges only. Fully bond a layer of bitumen membrane over strip, lapped 100 mm (minimum) onto existing bitumen membrane at edges.*
 Stress Cracks At Edge Trims: *Cut back bitumen membrane to substrate. Secure ends of edge trims. Patch level with existing surface with layers of matching bitumen membrane.*
 Detached Membrane At Upstands: *Re-adhere and protect with additional layer of matching bitumen membrane.*
 Defects At Penetrations: *Cut out, clean, prime and reseal.*
 Extent: *As drawing FR1.*
 Disposal: *Remove debris from site.*

• **Torch On Felt Roof Covering Overlay (J41)**

System Manufacturer: *Contractor's choice.*
 Layers: *20 yr guarantee torch on felt system to chosen manufacturers specification. Include for all flashings, edge trims, Kerbs, forming outlets, as necessary.*

Total for page £

To be carried forward to Section 0 collection (page 11)

0.1.5 Roof Lights

70 Replace Roof Window

Drawing Reference: *KentRd001*
Location: *R4 R5*

- **Removing Roof Window**

Extent: *All roof windows. 2 No.*
Disposal: *Remove from site for recycling.*

- **Roof Window (L10)**

Manufacturer: *Contractor's choice.*
Product Reference: *Contractor's choice subject to approval.*
Type: *Manufacturer's standard.*
Size: *As existing. Approximately 900 x 600*
Timber Certification: *UK Timber Procurement Policy Category A evidence.*
Frame: *Manufacturer's standard.*
Internal Finish As Delivered: *Manufacturer's standard.*
Glazing: *Manufacturer's standard.*
Ironmongery: *N/A fixed light*
Flashing: *Manufacturer's standard to suit roof covering, ref. ???.*
Fixing: *As manufacturer's recommendations.*

- **Replace Roof Windows - Pricing Summary Section 60 (H62)**

Extent : *As per roof area refer to Dwg.*
Disposal : *Remove from site*
: *Roof Area 4*
: *Roof Area 5*

0.2 External Walls

80 External Wall finishes

Drawing Reference : *KentRd001*
Location : *Wall R7, R11*
External Wall Finish : *Render Finish*

- **M20b Preparation Of Existing Substrates For Rendering (M20B)**

Any Existing Finishes : *Remove to expose masonry.*
Preparation Of Weak Substrates: *Cut out loose and friable material back to sound masonry.*
Preparation Of Sound Substrates: *Contractor's choice, to achieve effective bond of render.*

- **M20b Beads And Stops For External Render (M20B)**

Manufacturer: *Contractor's choice.*
Material: *Stainless steel.*
Position: *To all external angles and stop ends.*

- **M20b Proprietary Cement Gauged Render (M20B)**

Manufacturer: *SAS Europe Ltd..*
Proprietary Render : *ProRend Colour*
Undercoat : *Pro Rend Colour.*
Undercoat Thickness: *As manufacturer's recommendations.*
Final Coat: *Pro Rend Colour*
Finish: *Scraped*

- **Repointing Clay Brick Walling (F10)**

Patch Pointing : *Please insert your price per sq m - Allow for all access as required.*
Extent : *Allow for Patch Pointing Approx 100 sq m including all access*
Joint Preparation : *Rake out joints to a depth of 12-15 mm, remove debris and dampen surface.*
Mortar Mix : *1:1:6 cement:lime:sand.*
Joint Profile: *Weather struck and cut.*
Pointing pattern: *No more than 4 sq m to be raked out before repointing*

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12 - 16 Kent Rd Roof - Schedule of Work

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Total £	

Signed _____

For and on behalf of _____

Date _____