

Invite to Tender: Wick Squash Club, cladding replacement

I am contacting you on behalf of Wick Squash Club to invite you to tender for the replacement of the external cladding as detailed in the attached documents.

We are currently pursuing funding to allow the works to be carried out.

Once funding is obtained we will be able to discuss dates for commencement and a schedule for the work.

Quotes must be submitted by Friday the 20th of March

If you require any further information or access to the building before tendering your quote please contact me by email or phone.

Best Regards

David Craigie
Club Chairman

Wick Squash Club
Harmsworth Park
South Road
Wick
KW1 5NH

davidcraigie@hotmail.com

Tel: 07810 824521

PROJECT: WICK SQUASH CLUB REFURBISHMENT.

SITE ADDRESS: WICK SQUASH CLUB, SOUTH ROAD, WICK,
CAITHNESS, KW1 5NH

EMPLOYER: WICK SQUASH CLUB COMMITTEE

DOCUMENT DATE: 27.02.2015



EMPLOYERS OUTLINE REQUIREMENTS Rev B
14 pages

Outline description of works:

The Work: The replacement of all existing external profiled metal cladding and accessories to the squash club roofs and walls. The replacement of 3 number windows.

The full design of the Works is to be carried out by the Contractor based on the tender documentation which comprise:

- Employer's Outline Requirement's. Dated 27.02.2015 – 14 pages
- Specification H31 Metal Profiled Cladding. Dated 27.02.2015 – 4 pages.
- Specification L10 Windows. Dated 27.02.2015 – 1 page.
- Existing Roof Plan 17198 AL(0)02 & Existing elevations 17198 AL(0)01.
- **Pre Construction Health & Safety Information**

Standard of design, materials and workmanship compliance:

- The Metal Cladding & roofing Manufacturers Association technical guidance. (MCMRA)
- The National Federation of Roofing Contractors (NFRC)
- Applicable BS & EN standards current at the time.
- Manufacturers design, specification and installation recommendations.

Health & Safety:

- Full compliance with the CDM (Construction Design & Management) Regulations is required. Note the construction period may fall under the transitional arrangements for the latest CDM Regulation update which is scheduled to come into force in April 2015.
- **The project is likely to be notifiable.**
- **The CDM Coordinator is: to be confirmed**
- The property will not be occupied during the Works unless otherwise agreed between the parties.
- The contractor must also fulfill the additional role of 'Principal Contractor' under these regulations.

Contract:

- An appropriate form of standard building contract with 'Contractor's Design' for use in Scotland and details contained therein, is to be agreed with the Employer.

Tenders:

- Tenders to be valid for 90 days from the date for return of tenders.
- Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

Insurance:

- Documentary evidence to be proved to the Employer of current insurance polices required under the agreed Contract.

Temporary Works:

- Allowance to be made for all temporary works to maintain weather tightness during building work.

Site visits:

- **At tendering arrangements for a site visit can be made by contacting Employers nominated representative – to be confirmed.**

General items:

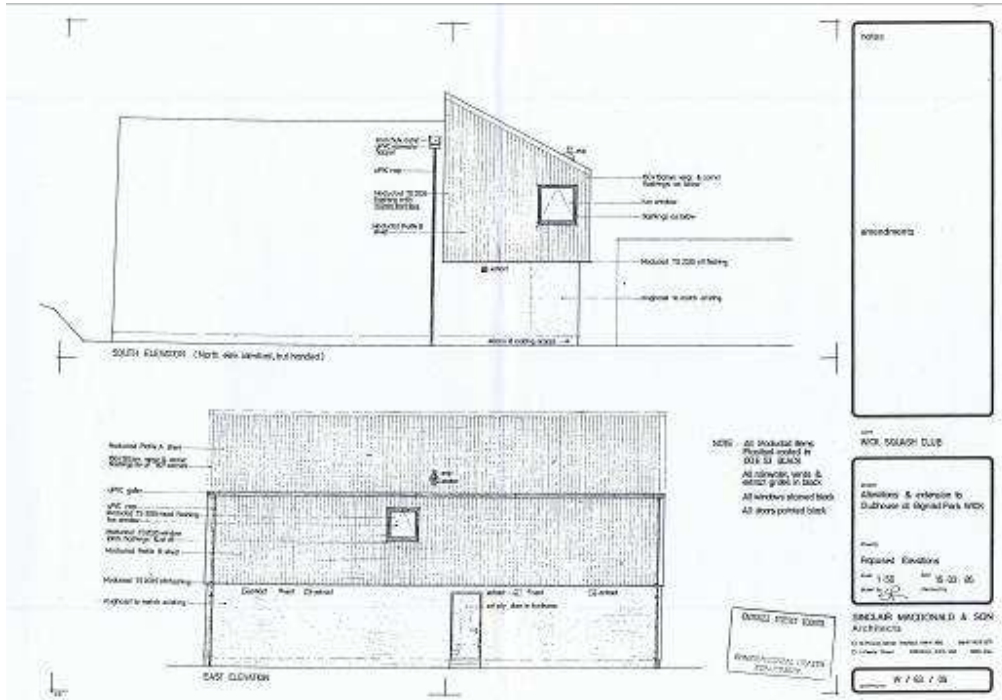
- Tenders must include for all preliminary costs in their tender which could reasonably have been foreseen at the time of tender this includes the following but is not intended to a definitive list and the Contractor can add other cost significant items at their discretion:
 - Temporary accommodation/welfare.
 - Temporary works protection, hardstanding etc
 - Waste disposal
 - Statutory permits
 - Power & water charges
 - Provision of information for the Health & Safety File and Building Manual.
 - Guarantee and warranty documentation.
 - Head office and site management overheads.
 - Scaffolding/access equipment.
 - Plant, equipment, vehicles & fuel.
 - Insurance premiums.
 - Contract administration.
 - CDM Regulation compliance in both the 'Principal contractor' and 'Contractor/Designer' roles.

Outline Supplementary Information:

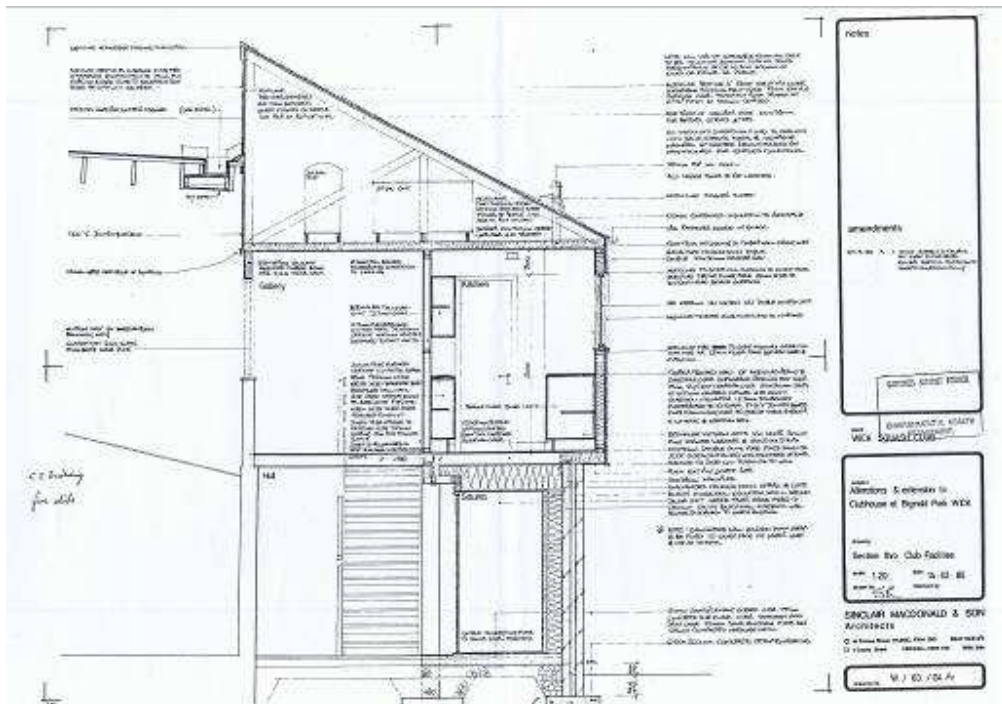
The following is brought to the contractor's attention:

- The squash court roof was originally a flat/low pitch roof with built up mineral felt finish. This was subsequently overlaid with the present profiled metal single skin roof. All of the existing metal cladding and any underlying framing/purlins/battens are to be removed to fully expose the original felt roof finish.
- The contractor should then inspect the condition of the existing decking, in particular areas where there has been leaking through the roof, and allow for isolated repairs or deck board replacement if required.
- The contractor should carry out localised investigative works to determine the thickness of the original roof decking and if possible, determine the depth of the top chord member of the roof ply box beams. These findings are to be reported to the client for further instruction.
- The felt roof finish is to be repaired and or replaced first of all to maintain its integrity and to minimise condensation risk occurring within the roof structure make up.
- The contractor should note the court roof pitch is very low at 2.5°. Detailed at abutments is therefore critical and must be fully sealed in accordance with good practice. The appropriate selection of fixings with adequate seals is critical.
- The site is exposed and within a marine environment. The treatment of any cut edges is of critical importance to minimize the risk of accelerated corrosion.
- The existing box gutter between the court roof and vertical abutment to ancillary accommodation is also to be dismantled and removed entirely. The underlying timber frame for the gutter supports is to be altered as necessary and a new metal composite box gutter with appropriate falls installed complete with all abutment flashings and accessories.
- The detailing around the existing openings is such that the window components will require removal and reinstallation will be in accordance with good practice to ensure adequate weather tightness. The opportunity will be taken to replace the window units.
- Due to the nature of the historic alterations to this roof the drawn information of file may not accurately represent what was actually constructed on site. Any discrepancies in the structure and fabric make up are to be reported to the client for their further instruction.

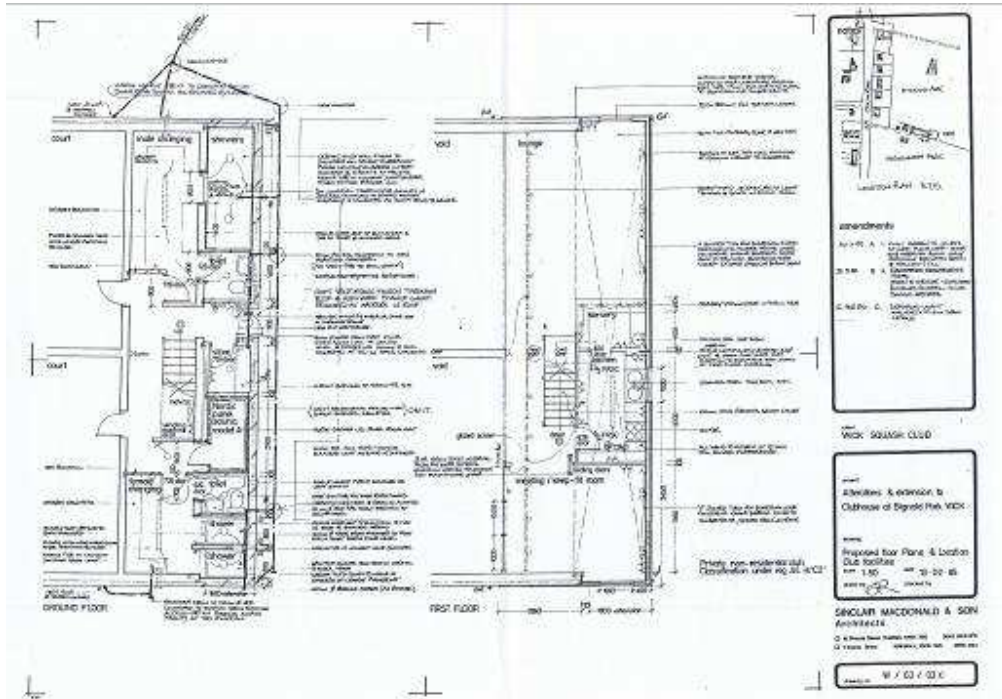
EXISTING PLANS:



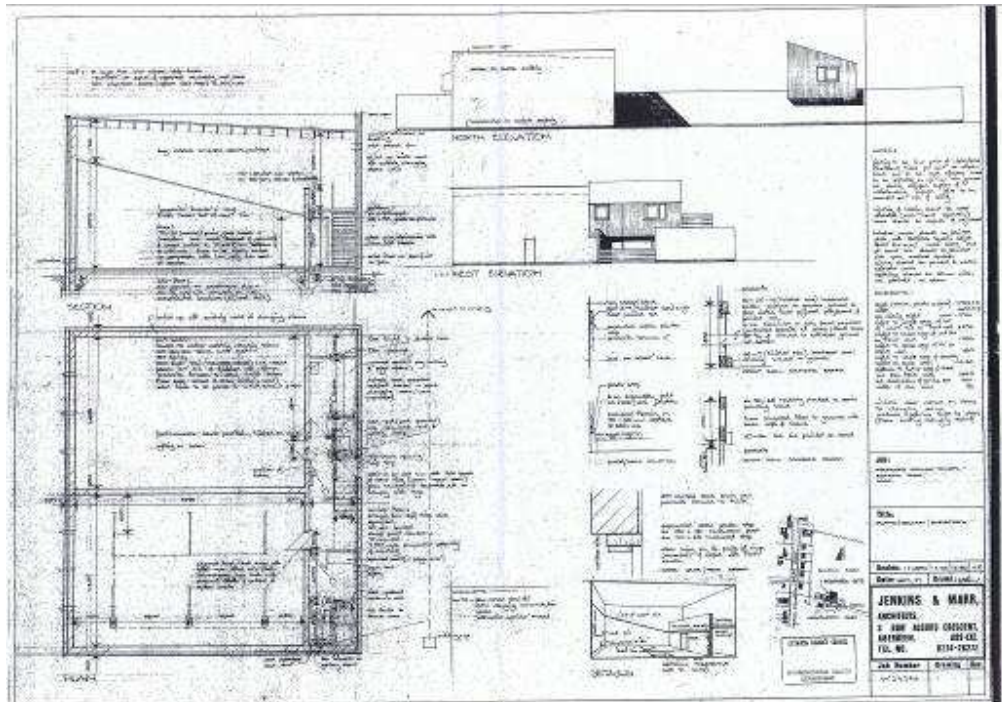
1985 alterations



1985 alterations



1985 alterations



Original plans

PHOTOGRAPHS:



View looking SW



View looking NE



Box gutter



View looking at SE corner



View looking at vertical abutment & gutter details



Box gutter detail



Box gutter view



Squash court verge flashing



Mono ridge flashing



Squash court verge flashing at box gutter external corner



Squash court ply box beams



Squash court general view



Pitched roof void looking at vertical abutment



Pitched roof void looking at sarking

Contractor's signature:

Date:

Employer's signature:

Date:

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CAITHNESS, KW1 5NH**

EMPLOYER: WICK SQUASH CLUB COMMITTEE

DOCUMENT DATE: 27.02.2015

EMPLOYERS REQUIREMENTS:

H31 METAL PROFILED CLADDING (Pages numbered 1-5) Rev B

- 05 DESIGN
- Cladding/ covering system: Complete detailed design and submit before commencement of fabrication.
 - Standard: To BS 5427-1.
 - Related works: Coordinate in detailed design.
- 10 METAL CLADDING TO SQUASH COURT ROOF
- Support structure: (Beneath existing overlaid profiled metal sheeting). *NB: Assumed make up based on drawn archive material which is to be confirmed by site investigation prior to commencement of works.* 3 layer felt & mineral chip finish on Coolag Purdeck or similar insulating decking on 300mm deep plywood box beams @ 600mm crs.
 - Pitch: 2.5° approx
 - Bearing width: Full bearing on 'Purdeck'. Box beam top cord width to be confirmed.
 - External sheets: Steel to BS EN 508-1
 - Manufacturer: Contractor's proposals
 - Product reference: Contractor's proposals – single skin suitable for site exposure which in this case is a marine environment.
 - Thickness (nominal): 0.7mm
 - Outer finish/ colour: to be confirmed by Employer
 - Inner finish/ colour: to be confirmed by Employer
 - Accessories: All accessories to complete the full and weather tight installation at all details and abutments.
 - Primary cladding/ covering sheet fasteners: as determined by Contractor's design to suit Contractor's proposed system maintaining weather tightness at 2.5° and structural integrity for wind loadings, temporary, permanent and impact loadings as clause 196.
 - Fastener profile location: as above
 - Number of fasteners per sheet width:
 - Eaves and end laps: as above
 - Intermediate supports: as above
 - End laps size (minimum): no end laps single continuous sheets only.
 - Sealing laps: One row of continuous sealant tape to side laps. 2 rows to end laps at eaves
 - Stitching laps: As determined by Contractor's design and clause 196.
 - Breather membrane: Condensation risk analysis to be carried out as part of Contractor's Design and measures taken to reduce risk to minimal in accordance with BS EN ISO 13788.

- Thermal insulation: Squash court ceiling may at some future date be insulated internally creating a cold flat /low pitch roof design. This make up is a key factor in assessing the condensation risk and addressing measures to reduce the risk.
 - Vapour control layer: Repair/replace existing mineral felt covering where compromised
 - Lining sheets: not required
 - Additional requirements: composite box gutter, 2 3mm skins of galvanised steel to BS EN 10327 with 50mm thick rigid PUR foam insulation to replace existing gutter detail. Installation complete with all accessories, fixings and jointing methods to complete the full and weather tight installation at all details and abutments.
- 11 METAL CLADDING TO SQUASH COURT ANCILLARY ACCOMMODATION ROOF
- Support structure: *NB: Assumed make up based on drawn archive material which is to be confirmed by site investigation prior to commencement of works.* Untearable roofing felt on 19mm ply sarking on monopitch roof trusses @ 600mm centres.
 - Pitch: 27.5° approx
 - Bearing width: Full bearing on plywood sarking. Truss cord width to be confirmed but assume not greater than 38mm.
 - External sheets: Steel to BS EN 508-1
 - Manufacturer: Contractor's proposals
 - Product reference: Contractor's proposals – single skin suitable for site exposure which in this case is a marine environment.
 - Thickness (nominal): 0.7mm
 - Outer finish/ colour: to be confirmed by Employer
 - Inner finish/ colour: to be confirmed by Employer
 - Accessories: All accessories to complete the full and weather tight installation at all details and abutments.
 - Primary cladding/ covering sheet fasteners: as determined by Contractor's design to suit Contractor's proposed system maintaining weather tightness at 27.5° and structural integrity for wind loadings, temporary, permanent and impact loadings as clause 196.
 - Fastener profile location: as above
 - Number of fasteners per sheet width:
 - Eaves and end laps: as above
 - Intermediate supports: as above
 - End laps size (minimum): no end laps single continuous sheets only.
 - Sealing laps: One row of continuous sealant tape to side laps. 2 rows to end laps at eaves
 - Stitching laps: As determined by Contractor's design and clause 196.
 - Breather membrane: Condensation risk analysis to be carried out as part of Contractor's Design and measures taken to reduce risk to minimal in accordance with BS EN ISO 13788.
 - Thermal insulation: Roof void to be insulated internally as a cold roof design.
 - Vapour control layer: Repair/replace existing roofing felt covering where compromised
 - Lining sheets: not required
 - Additional requirements: Remove and replace existing pvc-u rainwater goods in matching style. Fixings centres for gutters not to exceed 0.75m and to allow for thermal expansion.
- 12 METAL CLADDING TO SQUASH COURT ANCILLARY ACCOMMODATION EXTERNAL WALLS & VERTICAL ROOF CONSTRUCTION ELEMENTS
- Support structure: *NB: Assumed make up based on drawn archive material which is to be confirmed by site investigation prior to commencement of works.*
 - *External wall elements:* Untearable roofing felt on 19mm ply sheathing on 95 x 47mm timber stud framing @ 600mm centres @ 400mm centres.
 - Bearing width: Full bearing on plywood sheathing. Stud width to be confirmed but assume not greater than 47mm.
 - *Vertical roof construction elements:* Untearable roofing felt on 19mm ply sarking on monopitch roof trusses @ 600mm centres.

- Pitch: 27.5° approx
- Bearing width: Full bearing on plywood sarking. Truss cord width to be confirmed but assume not greater than 38mm.
- External sheets: Steel to BS EN 508-1
 - Manufacturer: Contractor's proposals
 - Product reference: Contractor's proposals – single skin suitable for site exposure which in this case is a marine environment.
 - Thickness (nominal): 0.7mm
 - Outer finish/ colour: to be confirmed by Employer
 - Inner finish/ colour: to be confirmed by Employer
- Accessories: All accessories to complete the full and weather tight installation at all openings, details and abutments. Note 3 No pvc-u windows will be removed and replaced with new units to facilitate proper installation of accessories. Ensure the window is fully sealed to the ingoes/cill and does not solely rely on an external bead of sealant as the primary means of repelling water ingress.
- Primary cladding/ covering sheet fasteners: as determined by Contractor's design to suit Contractor's proposed system maintaining weather tightness and structural integrity for wind loadings, temporary, permanent and impact loadings as clause 196.
 - Fastener profile location: as above
 - Number of fasteners per sheet width:
 - Eaves and end laps: as above
 - Intermediate supports: as above
- End laps size (minimum): no end laps single continuous sheets only.
- Sealing laps: One row of continuous sealant tape to side laps. 2 rows to end laps at eaves
- Stitching laps: As determined by Contractor's design and clause 196.
- Breather membrane: Condensation risk analysis to be carried out as part of Contractor's Design and measures taken to reduce risk to minimal in accordance with BS EN ISO 13788.
- Thermal insulation: Roof void to be insulated internally as a cold roof design.
- Vapour control layer: Repair/replace existing roofing felt /underlay where compromised
- Lining sheets: not required
- Additional requirements: Refer clause 10 & 11.

20 INTEGRITY OF CLADDING/ COVERING

- *Requirement: Determine profiles, sizes and thicknesses of sheets, the sizes, number and spacing of fixings, configuration and location of spacer systems and incorporation of other accessories and fittings to ensure cladding system will resist factored dead, imposed and design live loads, and accommodate deflections and thermal movements without damage, in accordance with BS 5427-1.*
- *Wind loads: Calculate to BS 6399-2, Standard Method and BS 5427-1 appropriate to location, exposure, height, building shape and size, taking account of existing and known future adjacent structures.*
 - *Basic wind speed (V_b): 27 m/s.*
 - *Altitude factor (S_a): 1.02.*
 - *Direction factor (S_d): 1.00.*
 - *Seasonal factor (S_s): 1.00*
 - *Probability factor (S_p): 1.00*
 - *Terrain and building factor (S_b): 1.69.*
 - *External and internal size effect factors (C_a): 1.*
 - *External pressure coefficients (C_{pe}): As determined from BS 6399-2, clauses 2.4 and 2.5.*
 - *Internal pressure coefficients (C_{pi}): As determined from BS 6399-2, clause 2.6.*
 - *Dominant opening: N/A.*
- *Imposed roof load (no access): As determined from BS 6399-3 and BS 5427-1.*
- *General imposed roof load: 0.6kN/m².*

- *Snow Drift roof loads at changes in height: 2.21kN/m².*
- 26 WATER PENETRATION
- Requirement: Under site exposure conditions, moisture must not penetrate onto internal surfaces, or into cavities not designed to be wetted.
- 30 AVOIDANCE OF SURFACE CONDENSATION
- Requirement: Determine surface condensation risk of cladding/ covering system using the method described in BS EN ISO 13788. If necessary, revise thermal insulation to provide satisfactory temperature factor (f_{min}). ensure that damage and nuisance from surface condensation does not occur.
- 35 PREVENTION OF ELECTROLYTIC ACTION
- Isolating tape: Type recommended by cladding/ covering manufacturer.
 - Location: To contact surfaces of supports and sheets of dissimilar metals.
- 45 VAPOUR CONTROL MEMBRANE
- Existing underlays and roofing felts are to be repaired/replaced as necessary during cladding installation works.
- 65 PROFILE FILLERS
- Material: Determined by Contractor's Design and condensation risk analysis results.
 - Manufacturer : Contractor's proposals
 - Product references: Contractor's proposals
 - Colour: to be confirmed
 - Thickness: 25mm
 - Fixing method: Tape to minimise risk of removal by birds etc
 - Requirement: To close cavities/ regulate air paths within the external envelope. Tight fit with no unintended gaps.
- 70 FIXING GENERALLY
- Cut edges: Clean true lines.
 - Penetrations: Cut openings to minimum size necessary.
 - Edge reinforcement: trimming plates.
 - Sheet orientation: Exposed joints of side laps away from prevailing wind.
 - Sheet ends, laps and raking cut edges: Fully supported and with fixings at top of lap.
 - Fasteners: Drill holes. Position at regular intervals in straight lines, centred on support bearings.
 - Position of fasteners in oversized drill holes: Central.
 - Fasteners torque: Sufficient to correctly compress washers.
 - Debris: Remove dust and other foreign matter before finally fixing sheets.
 - Completion: Check fixings to ensure watertightness and that sheets are secure.
 - Cut edges: Paint to match face finish.
- 80 FLASHING/ TRIMS
- Lap joint treatment:
 - Vertical and sloping flashings/ trims: End laps to be same as for adjacent sheeting.
 - Horizontal flashings/ trims: End laps to be 150 mm, sealed and arranged with laps away from prevailing wind.
 - Method of fixing: To structure in conjunction with adjacent sheeting. Otherwise to sheeting.
 - Fasteners: Contractors Design to complete the full and weather tight installation at all openings, details and abutments and to maintain structural integrity for wind loadings, temporary, permanent and impact loadings as clause 196..

- 85 SEALING LAPS ON EXTERNAL SHEETS
- Sealant tape: Types recommended by sheet manufacturer.
 - Position: Below fixing positions in straight unbroken lines, parallel to and slightly back from edge of sheet.
 - Seal quality: Effective, continuous and not overcompressed.
 - End laps: Sealant tape positions:
 - Single line tape: Immediately below line of fasteners.
 - Second line tape (where specified): Slightly set back from edge of external sheet.
 - Side laps: Sealant tape positions:
 - Single line tape: Outside line of fasteners.
 - Second line tape (where specified): On other side of fasteners.
- 99 BATTEN FIXINGS TO ROOF BEAMS
- 50 x 50 C16 timber battens at 600mm centers fixed through decking to existing roof beams.
 - 6mm dia x 130mm long stainless steel wood screws with a minimum of 50mm penetration length into existing roof beams
 - The above fixing specification is based on a 30mm deep deck.
 - Contractor to locally test drill through decking and into roof beam to determine existing fixing thickness prior to installing battens.
- 100 ROOF PURLING TO BATTEN FIXINGS
- 75 x 50 C16 timber purlins at 1200mm centers to new roof battens
 - Fixing made using Simpson Strong-Tie TCP Truss clips to secure purlins to roof battens. Truss clips fixed to each batten at 600 c/c and fully nailed with 3.75mm dia x 30mm long square twist sherardised nails as per manufacturers details.

Contractor's signature:

Date:

Employers signature:

Date:

PROJECT: WICK SQUASH CLUB REFURBISHMENT.

SITE ADDRESS: WICK SQUASH CLUB, SOUTH ROAD, WICK,
CAITHNESS, KW1 5NH

EMPLOYER: WICK SQUASH CLUB COMMITTEE

DOCUMENT DATE: 27.02.2015

EMPLOYERS REQUIREMENTS:

L10 WINDOWS/ ROOFLIGHTS/ SCREENS/ LOUVRES – 1 page

31 PVC-U WINDOWS – FULLY REVERSIBLE

- Standard: Agrément certified.
- Colour/ Texture: White Pvc-u (colour to be confirmed).
- Reinforcement: galvanised steel
- Glazing details: double glazed to have a whole window "U" value not to exceed 1.4 Wm2k for double glazing.
- Trickle ventilation. Trickle ventilation to Technical Standards.
- Fixing: fixing straps screwed and plugged to timber frame.
 - Fastener spacing: When not predrilled or specified otherwise, position fasteners 150–250 mm from ends of each jamb, adjacent to each hanging point of opening lights, but no closer than 150 mm to a transom or mullion centre line, and at maximum 600 mm centres.
- Exposure Category: to BS 6375-1/design wind load in excess of 2000 pascals.

74 FOAM SEALANT JOINTS

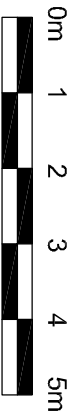
- Sealant:
 - Manufacturer: Compriband
 - Product reference: Compriband BSA
 - Size: to suit 10mm gap

75 SEALANT JOINTS

- Sealant:
 - Manufacturer: Alfas
 - Product reference: Alfasil 3000
 - Colour: white.
 - Application: As section Z22 to prepared joints. Finish triangular fillets to a flat or slightly convex profile.

80 IRONMONGERY

- Fixing: Assemble and fix carefully and accurately using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
- Checking/ Adjusting/ Lubricating: Carry out at completion and ensure correct functioning.



Scale 1:100

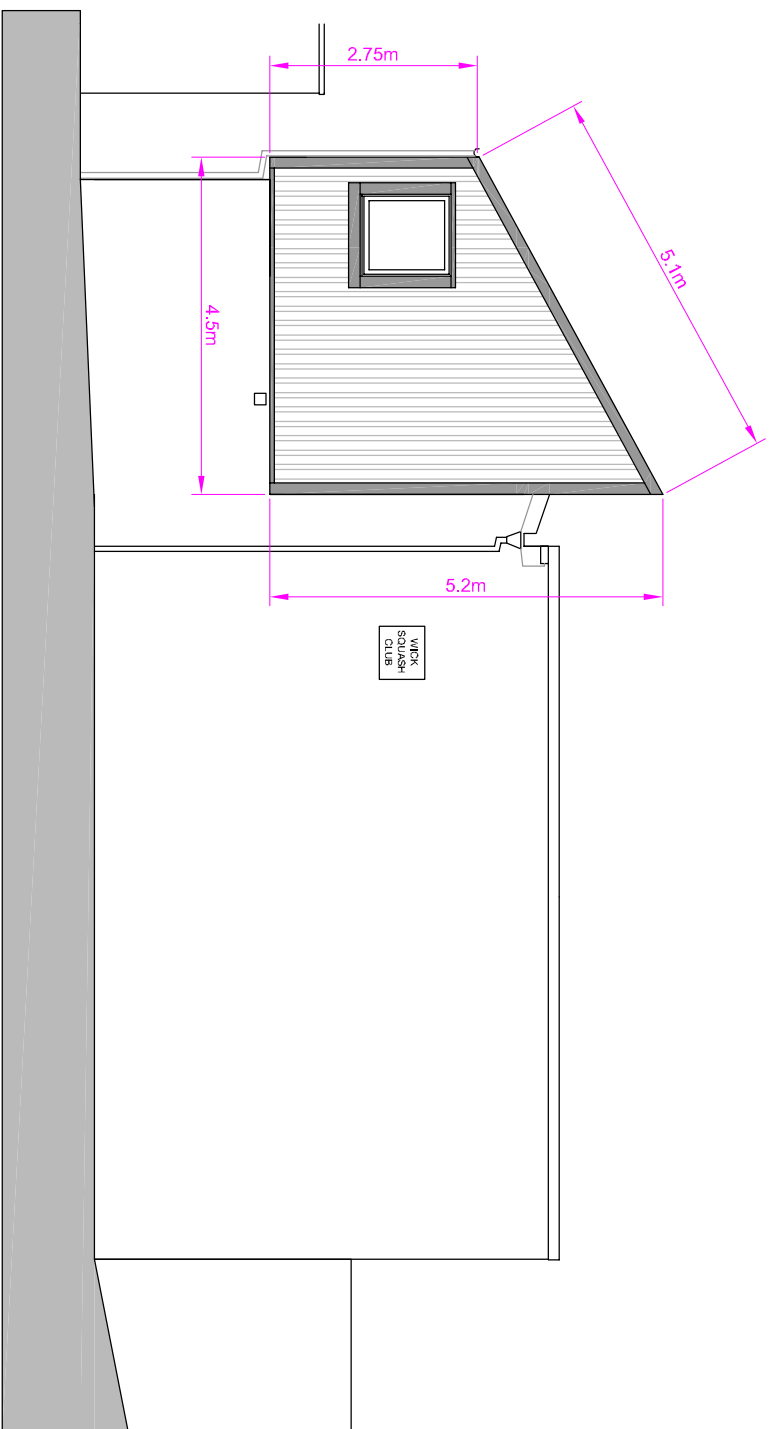
KNIGHT & McDONALD ARCHITECTS
 Grianan, 14 Beinn Ratha Court, Reay, Calthness, KW14 7RH
 Tel: 01847 893811
 E-mail: admin@knightandmcdonald.co.uk

Project: ALTERATIONS TO WICK SQUASH CLUB

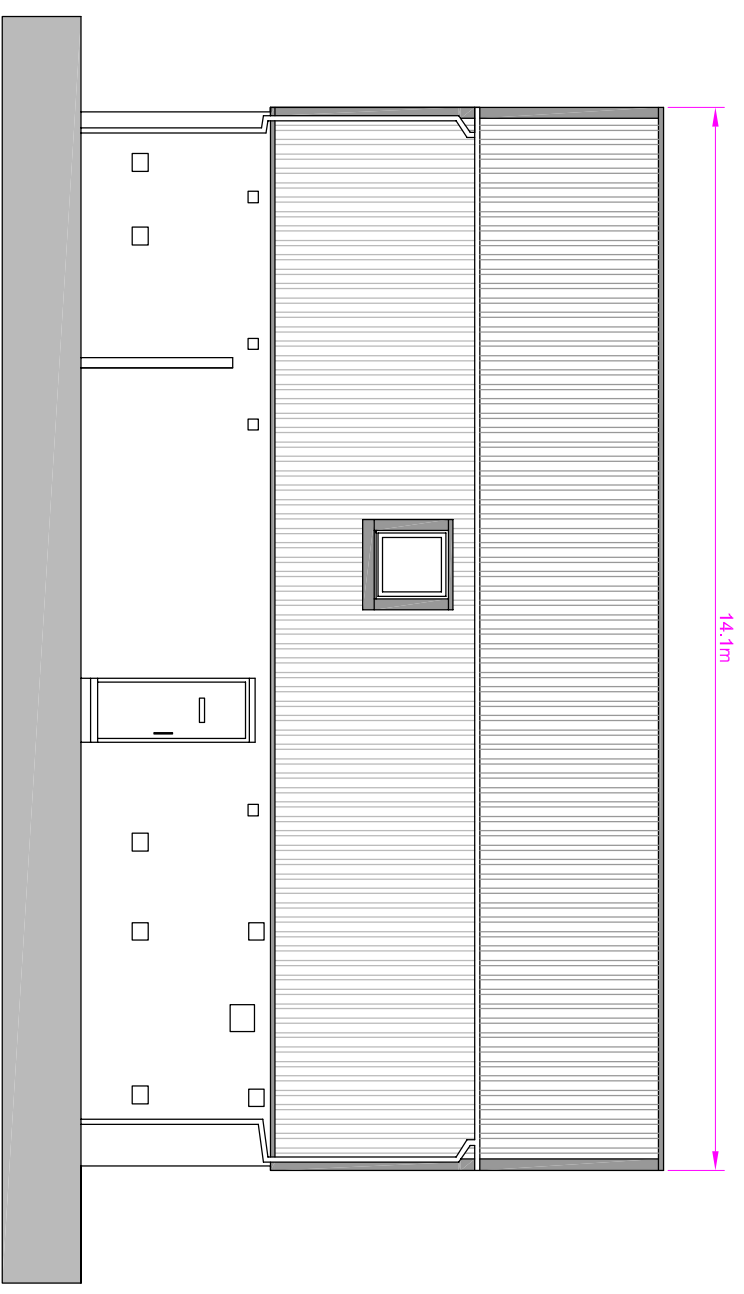
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Drawing Title: EXISTING ROOF PLAN

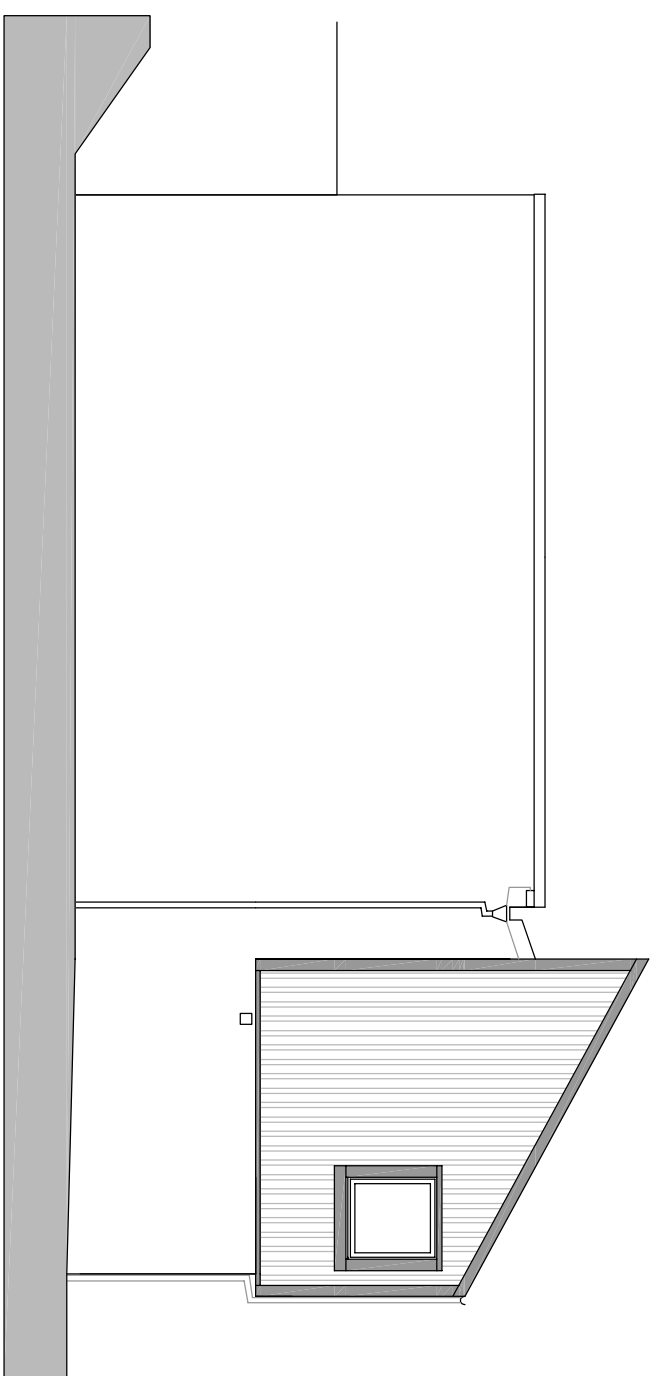
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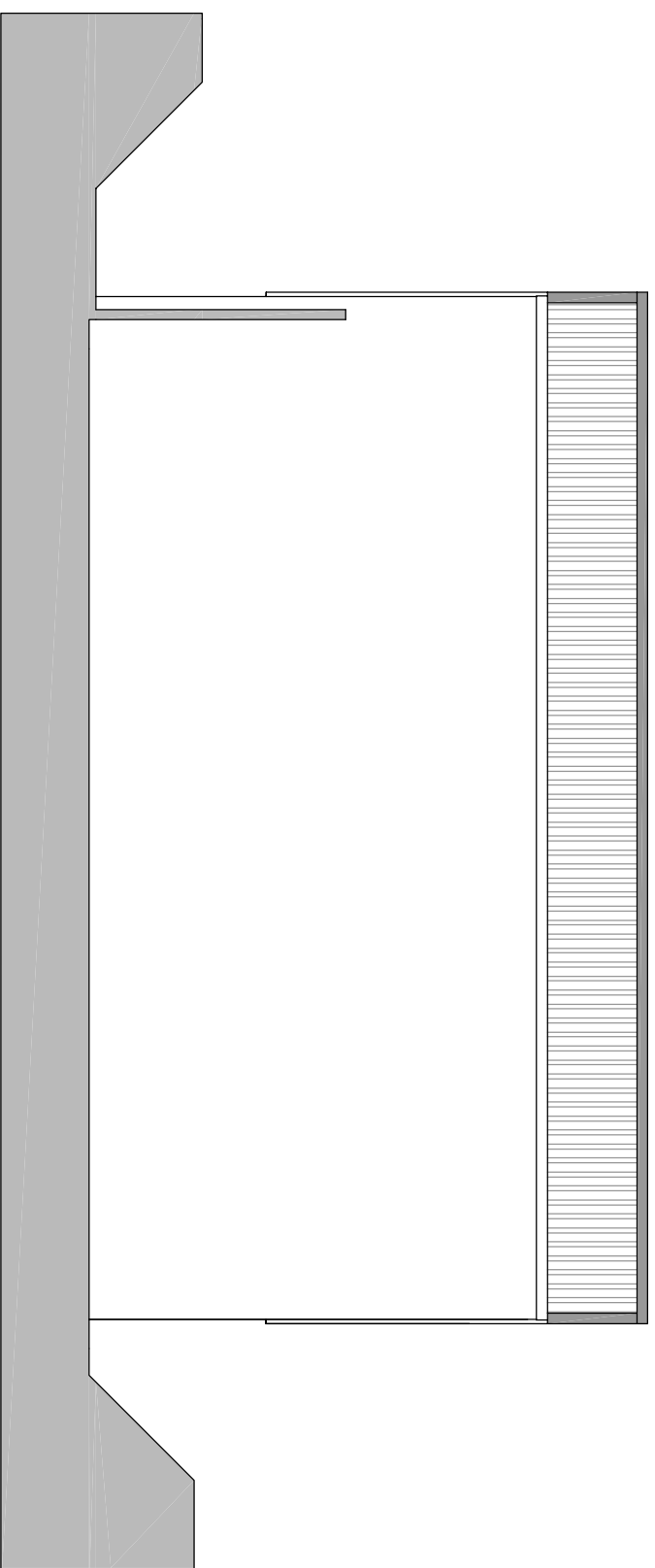
SOUTH-WEST ELEVATION



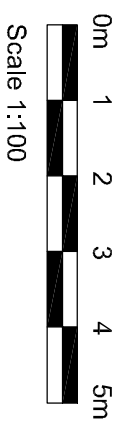
NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



Scale 1:100

KNIGHT & McDONALD ARCHITECTS
 'Gitanari', 14 Belinn Rathra Court, Reay, Calthness, KW14 7RH
 Tel: 01847 893811
 E-mail: admin@knightandmcdonald.co.uk

Project: ALTERATIONS TO WICK SQUASH CLUB

Client: Per Mr D Durand

Drawing Title: EXISTING ELEVATIONS

Scale	Date	Drawn	Checked
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Job No	Code	Dwg No	Rev
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