

**Pricing Document**

|  |
| --- |
| **St Mary’s Airport** |
| **Pitched Roof Upgrades and Ancillary Works** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Client:** | Council of the Isles of Scilly | **Site Address:** | St Mary’s Airport, St Mary’s, Isles of Scilly |
| **Contract Administrator:** | Currie & Brown | **Contractor:** | To be confirmed |
| **C&B Ref:** | 4101565-00 | **Issue date:** | 24/6/2022 |

| ITEM | **DESCRIPTION** |  | **COST** |
| --- | --- | --- | --- |
|  | **Preliminaries** | Item |  |
| 2.0 | **Pitched Roof Upgrade Works** |  |  |
| 2.1 | Allow to remove and dispose of existing tiled roof covering and structural deck. Replace with new Sika Sarnafil system as documented within Sika Technical Specification. Installation and reinstatement of fixtures and fittings to be in strict accordance with technical specification to ensure compliance with roofing system warranty. Removal and reinstatement to be undertaken in sections to allow for weather tightness during out of hours.  Provisionally allow for an area of: 582m²  Manufacturer:   * Sika Ltd, Watchmead, Welwyn Garden City, AL7 1BQ, United Kingdom. * Tel: 01707 394 444 * Web: [www.sika.com](http://www.sika.com) | Item |  |
| 2.2 | Wind Catchers  Allow to remove and dispose of 5nr existing wind catchers. 4nr wind catchers located on pitched roof area which is to be replaced. 1nr wind catch is located on an existing flat, Sarnafil roof section. Making good of this area to be in strict accordance with Sika Sarnafil Technical Specification.  *(External making good only. Internal making good to be allowed for separately)* | Item |  |
| 2.3 | Redundant Chimney Flue Stack  Allow to carefully demolish existing redundant chimney stack and dispose of waste materials from site. Cap below level of proposed roofing works. Allow for installation of a vent such as ‘Manrose Chrome effect Rectangular Adjustable vent’ or similar, to allow airflow.  New roof system to cover over location of demolished stack. | Item |  |
| 2.4 | Solar PV Arrays  Disconnect and temporarily remove 2nr Solar PV arrays and safely store in secured site compound for later re-installation. Re-install PV arrays to match existing arrangement in accordance with Sika Sarnafil standard detail specification.  Upon re-installation, allow to clean PV panels from any construction related debris build-up in accordance with manufacturer’s maintenance instructions. Test and commission.  ***Awaiting sika specification details. CDP, contractor to liaise with Sika representative.*** | Contractors Design |  |
| 2.5 | Bathroom Mechanical Extraction Fans  Disconnect and temporarily remove 3nr mechanical extraction fans from the Airport Bathrooms and safely store in secured site compound for later re-installation. Re-install mechanical extraction fans in accordance with Sika Sarnafil standard detail specification.  Test and commission upon re-installation.  ***Awaiting sika specification details. CDP, contractor to liaise with Sika representative.*** | Contractors Design |  |
| 2.6 | Rooflights  Temporarily remove 2nr rooflights from the Airport Bathrooms and safely store in secured site compound for later re-installation. Re-install rooflights in accordance with Sika Sarnafil standard detail specification.  Allow to clean rooflights from any construction related debris build-up upon re-installation.  ***Awaiting sika specification details. CDP, contractor to liaise with Sika representative.*** | Contractors Design |  |
| 2.7 | Bargeboards & Fascias (pitched roof areas)  Details TBC with Sika technical representatives.  Provisionally allow to remove and dispose of timber fascias and bargeboards to pitched roof areas and renew in conjunction with pitched roof upgrade works with new low maintenance aluminium to match existing surroundings.  Contractor to provide cost per l/m for over capping existing fascias and bargeboards with aluminium to match existing surroundings: \_\_\_\_\_\_\_\_ l/m  ***Awaiting sika specification details. CDP, contractor to liaise with Sika representative.*** | Contractors Design |  |
| 2.8 | Rainwater Goods  Allow to carefully remove and store aluminium rainwater goods installed to pitched roof upgrade areas for later re-installation in conjunction with roof upgrade works. Ensure reinstatement of rainwater goods match existing arrangement and discharge to existing rainwater downpipes. Installation to be in accordance with Sika Sarnafil standard detailing to allow sufficient drainage.  Provisionally allow for: 65 l/m  ***Awaiting sika specification details. CDP, contractor to liaise with Sika representative.*** | Contractors Design |  |
| 2.9 | Lightning Protection  Installation of lightning protection to roof upgrade areas in accordance with Sika Sarnafil standard detailing.  ***Awaiting sika specification details. CDP, contractor to liaise with Sika representative.*** | Contractors Design |  |
| 3.0 | **Mansafe System** |  |  |
| 3.1 | Existing Mansafe System  Allow to remove and dispose of the existing man safe system fixtures and fittings and make good to surface finishes in accordance with Sika Sarnafil standard detailing. | Item |  |
| 3.2 | New Mansafe System  New mansafe system to be proposed by “Sayfa Systems” to give full protected access to the whole roof area. New system to provide protected access from ladder tethering access point. All exposed fixtures and fittings to be marine grade quality to ensure suitability for exposed coastal area.  Provisionally allow for clip system approximately: 90 l/m  Manufacturer:   * SAYFA Systems UK Ltd, Jubilee House, No.3 Gelders Hall Road, Shepshed, Loughborough, Leicestershire, LE12 9NH * Tel: 01509 502 155 E: [info@sayfasystems.com](mailto:info@sayfasystems.com)   Web: [www.sayfasystems.co.uk](http://www.sayfasystems.co.uk)  Installation to be approved by Sika Technical Representatives to ensure compliance with roofing warranty. Upon completion, ensure certification sign off of complete mansafe system. | Item |  |
| 4.0 | **Control Tower Works** |  |  |
| 4.1 | Weatherproofing Sealant  Allow to rake out and prepare sealant joints to the control tower cab windows and infill panels. Apply new high performance weatherproof sealant, Sikasil WS-605 S in strict accordance with manufacturer’s installation instructions or similar approved. | Item |  |
| 4.2 | Cracking Repairs  Redundant fixtures corroded causing expansive cracking damage to pebbledash render finish. Allow to remove redundant fixtures and make provisional allowance for localised render repairs to match existing finish. Rake out and hack off loose and friable render. Prepare wall surfaces ensuring they are suitably clean, dry, and free from anything that may interfere with adhesion of new render.  Allow to apply new pebbledash render using a mix of 1:1:6 (cement: lime: sand), bring flush to surrounding surfaces and match existing finish. | Item |  |
| 4.3 | Control Tower Roof  Lichen growth and debris build-up to control tower roof. Allow to carefully clean roof using high level access whilst keeping installed services/fixtures in situ.  Contractor to provide extra over costs for access requirement:  \_\_\_\_\_\_\_\_ | Item |  |
| 5.0 | **Ancillary External Works to Airport Building** |  |  |
| 5.1 | Cracking repairs to first floor wall areas  Redundant fixtures corroded causing expansive cracking damage to pebbledash render finish. Allow to remove redundant fixtures and make provisional allowance for localised render repairs to match existing finish. Rake out and hack off loose and friable render. Prepare wall surfaces ensuring they are suitably clean, dry, and free from anything that may interfere with adhesion of new render.  Allow to apply new pebbledash render using a mix of 1:1:6 (cement: lime: sand), bring flush to surrounding surfaces and match existing finish. | Item |  |
| 5.2 | Timber Fascia Above Clerestory Windows  Allow to remove and dispose of existing timber fascias above clerestory windows to the departure lounge. Allow to install low maintenance, aluminium fascias to match existing surrounding aluminium features.  Allow for an area of: 6m²  Contractor to provide cost for over capping existing fascia  \_\_\_\_\_\_\_\_ | Item |  |
| 5.3 | Aluminium Fascia Capping Repairs  Fascia capping to entrance elevation departure lounge is pulling away from fixing.  CA to instruct opening up of localised area for further investigation to confirm extent of repair works. Provisionally allow to replace fascia and fixtures to full entrance side elevation with new aluminium fascia to match existing.  Provisionally allow for a length of: 53 l/m | Provisional Sum | £5,000 |
| 5.4 | Existing Flat Sarnafil System Repairs  Provisionally allow to undertake localised repairs to existing flat Sika Sarnafil system to be confirmed by CA whilst access and opening up available. Allow for localised patch repairs and reinstatement of drainage outlet covers. | Provisional Sum | £6,000 |
| 6.0 | **Internal Works to Airport Building** |  |  |
| 6.1 | Internal Re-decorations and Making Good  Allow to undertake localised internal re-decoration works to areas affected from damp and internal water ingress. Using high-level access, replace damp affected ceiling boards with new British Gypsum Rigitone boards to match existing.  Allow for an area of: 5m²  Ensure works locations are appropriately protected from pedestrian access. Agree with Airport management. | Item |  |
| 6.2 | Internal Re-decorations and Making Good  Allow to undertake localised redecoration to damp affected plastered and painted ceiling finishes. Colour to match existing surroundings.  Allow for an area of: 10m² | Item |  |
| 6.3 | Where ceilings are being removed, allow for a period of 4 weeks to be left open to allow for potential services upgrades as part of a separate works contract. |  |  |
| 6.4 | Contractor to provide cost m² for removal and renewal of all suspended grid ceilings throughout the terminal building  \_\_\_\_\_\_\_\_ |  |  |
| 7.0 | **Airport External Services Container Works** |  |  |
| 7.1 | Re-paint Services Container  Allow to prepare surfaces by sanding down rust affected areas using a mechanical pneumatic sander. Strip back to sound metal surfaces and prepare to receive primer coat. Ensure all external metal surfaces are free from anything that may interfere with adhesion of applied coatings.  Apply “Hammerite” Metal Primer to prepared surfaces in accordance with manufacturer’s instructions or approved alternative.  Finish by Hammerite Metal Paint topcoat to match existing colour. | Item |  |
| 7.2 | Potential enclosure or cladded solution to existing container housing Airport electrical items; design solution to be confirmed | Provisional Sum | £20,000 |
| 8.0 | **Wellbeing Centre Sports Hall Roof Works** |  |  |
| 8.1 | Wind Catches  Allow to remove and dispose of 4nr existing wind catches. 4nr wind catches located on Flat, Sika Sarnafil roof section. Making good of this area to be in strict accordance with Sika Sarnafil Technical Specification – Windcatchers Aperture Repairs. | Item |  |
| 9.0 | **Upon Completion** |  |  |
| 9.1 | The contractor is to make good any damage caused during the works. | Item |  |
| 9.2 | The area should be left clean and tidy on completion and all areas which have been worked on require a full ‘builders clean’. | Item |  |
| 9.3 | The contractor is to dispose of any waste materials including cut offs and packaging. | Item |  |
| 9.4 | The contractor to provide certification for all supplied products to show warrantees prior to practical completion. | Item |  |