

Scape Refelting Programme

User Guide 2006/2007



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Why Use The Scape Refelting Programme ?

The **benefits** to the **User** are:

- Reduced time from identification of the project to completion
- Minimises use of staff resources
- Confidence in the specified product
- Value for money

The benefits flow from these **features** of the Programme: -

Pre designed

- The specification and details ensure that the **structural integrity** of the CLASP building is maintained. In CLASP buildings the wind loads are transferred back to the structure through the roof. It is important to ensure contractors are aware of the fact, especially when work is required to the roof decks.
- The documentation include **standard details** and specifications required for a range of projects.
- Flexibility is retained for the **User to choose** the level of performance required related to their budget restrictions and the context in which value for money will be measured.
- Specifications have been selected based on the **best current industry practice**. The products have a proven track record and are backed by comprehensive guarantees.

Pre tendered

- The Programme is the subject of a **competitive tender**, based on schedules of rates and carried out under Local Authority rules.
- To ensure the best prices for the materials a performance specification was used to select the product supplier in a tender exercise and then tendered again to choose the Contractors.

Supported procedures

- Scape supports the Programme assisting Users select the appropriate specification.
- The Programme is described in comprehensive documentation designed to minimise the need for detailed drawings and specifications for individual projects.
- Anderson - Icopal is committed to providing a quick and efficient technical support to the specifier, building owner and specialist contractor for all types of construction waterproofing. Anderson -Icopal offer detailed CAD drawings, specifications, roof inspections, drainage and tapered insulation system designs, thermal and uplift calculations and telephone advice free of charge to programme users.

The Programme Specification And Warranties

The Programme is based on the standard range of Anderson Waterproofing - Icopal's high performance Elastomeric , Profiles, Proflex and Single ply TPO product ranges. The specifications have been designed to perform to Scape's standards and meet the requirements of a broad range of conditions found throughout the UK. The nominated contractor can check individual project fixings in extreme conditions.

The specifier can choose from:

HT Elastomeric Felts no insulation - pour and roll application, 10 year guarantee.

HT Elastomeric Felts with insulation - pour and roll application 15 year guarantee.

Proflex System with insulation – pour and roll application 20 year guarantee

Profiles System with insulation – torch on application 20 year guarantee

Sure Weld TPO single ply with insulation – mechanical fixing 20 year guarantee

Sure Weld TPO single ply with insulation – fully bonded 20 year guarantee

Insulation -There is a choice of insulation with values of either 0.25 w/m² °C or 0.35 w/m² °C using Anderson Thermozone

Ancillary Components - The Programme documents also specify and include rates for;

- GRP edge trims
- Upstands details
- Abutments, including alterations to Mark 4b and 5
- Overlay boards, protective and sacrificial

- Rooflights, repairs to existing and new double glazed units in polycarbonate
- Accessories
- Anti vandal rainwater goods

- Gutter alteration to Marks 2 and 3
- Cold roof to warm roof fascia insulation.

- Scaffolding of 2 different types in 3 heights.

Additional specifications are available for single layer overlay systems.

Guaranties and Warranties

The programme provides guarantees ranging from 10 to 20 years.

The Anderson Waterproofing – Icopal insurance backed guarantee scheme is designed to provide total confidence in the integrity of Anderson Waterproofing – Icopal roofing membranes. Anderson –Icopal offer an insurance Backed Guarantee which is supported by an annual insurance policy arranged with first class security in the London market under policy No S594/5670.

This guarantee is available when the programme Installers are used, the area of waterproofing is 50 square metres and over and where all the membranes have been manufactured by Anderson - Icopal.

The programme can be used secure in the knowledge that in the unlikely failure of the waterproofing integrity of the system Anderson Waterproofing –Icopal will respond to your claim.

Using The Refelting Programme

Programme Documents

The Programme documentation comprises: -

- Drawings of standard details
- Programme Quotation containing
 - A full NBS specification for the work
 - A Schedule of Rates
 - Preliminaries and Contract Conditions
- The User Guide (this document)

All documents are contained on the Scape Maintenance CD.

Contract Arrangements

The contract to carry out the works is between the User and the Contractor. The terms, rates, specifications and standard details of the Programme form the basis for the contract documentation. To these standard documents the User adds the following project related information:

- Documents to define the scope of the works. This will most often be a block plan but could be a written description.
- Any project special details
- Project preliminaries relating to programme, access, site restrictions and the like.
- Form of contract including the Contract Sum.

The Programme includes for recovering and associated work, but when builders' works outside the scope of the Programme are required this can be dealt with in one of two ways:

- As a separate contract organised by the User
- A negotiated sum with the roofing contractor

The scope and nature of the additional work will dictate which approach is preferred.

Working on a project

Stage 1 - preparation of information

The User contacts the Contractor for their geographical area and provides the following information:

- A description of the scope of the works
- The chosen specification for the covering material
 - insulation thermal performance value (if required)
 - type of scaffolding.
- The Users standard conditions and project preliminaries
- Details of any additional work if known.

Stage 2 - instructions to the Contractor

The User instructs the Contractor to carry out a survey of the works including core samples if requested to clarify any outstanding points.

Stage 3 - pricing

Once the details of the work are agreed the Contractor will prepare a quotation based on the schedule of rates and forward it to the User along with any results of the survey and a dew point analysis if insulation is required.

Stage 4 - pre-contract

The User places an order with the Contractor to carry out the works and prepares formal contract documentation.

Stage 5 - work on Site

The work is carried out on site. The User performs the standard contract administration functions. Anderson and Scape are not a party to the building contract but may from time to time visit the site and report to the User on quality and workmanship as appropriate.

How The Contractor Was Selected

Tenders, based on a schedule of rates, are sought for the Programme on a biannual basis. As a Consortium of Local Authorities the tendering procedures are thorough and follow the requirements of the CLASP constitution and financial regulations.

In considering the most appropriate approach to the establishment of a Re-felting Programme confidence in the performance of the chosen product was given a high priority. Therefore to ensure the required performance was consistently achieved it was decided that the final tender had to be based on a prescriptive material specification.

To meet this objective the selection of the material and contractors was carried out as a two stage tender exercise. The first tender compared the performance of the materials and the relative prices. The second tender obtained rates from Contractors.

If you wish to examine more closely the Consortium's tendering procedures or have sight of the tender report for this Programme contact David Mackness at Scape.

Scape, Its Role And Levy

Scape

Scape is a Company formed by Local Authorities who have come together to collaborate on solutions to common problems. Together with CLASP's history the organisation has a long and successful track record of developing programmes for building new schools and other municipal facilities and providing maintenance advice.

The Re-felting Programme was developed in response to a request from the CLASP Maintenance Study Group.

For further information about the Consortium, its activities and services visit the Scape web site. www.scapebuild.co.uk

Scape's role in the programme

Scape is not a party to the contract to carry out the works and any discussions it has with a Contractor regarding a particular project will be reported back to the User. Scape's role within the programme comprises: -

- Supporting the User of the Programme to ensure a successful outcome.
- Continuing technical development of the roofing system to ensure quality, economy and the effectiveness of the solutions to re-roofing.
- Monitoring the performance of the nominated contractor by receiving feedback from the Users.
- Establishing, maintaining and tendering the programme to produce competition and cost effectiveness at all stages.

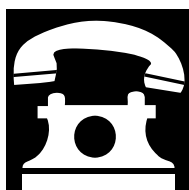
The Scape levy

To cover the cost of supporting the programme the Company charges a levy for its use. This is set by the Scape Board and is currently 3.5% of the value of the works. The tendering contractors are instructed to include the levy in their rates which is recovered direct form the Contractors on a quarterly basis.

The Consortium is a collaborative organisation and therefore welcomes feedback on the use of its programmes and services.

Any comments can be addressed to:

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