

Northern Ireland Housing Executive

ECM and Roof Replacement at Green End, Rathcoole

Supplier Engagement Day

12th June 2024



AGENDA

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Background To The Scheme

Introduction



The Project is primarily for replacement of flat roofs to 14nr 4-storey blocks of flats at Green End, in the Rathcoole Estate, Newtownabbey.



The Northern Ireland Housing Executive has appointed Moore MacDonald & Partners as lead consultants for this project.



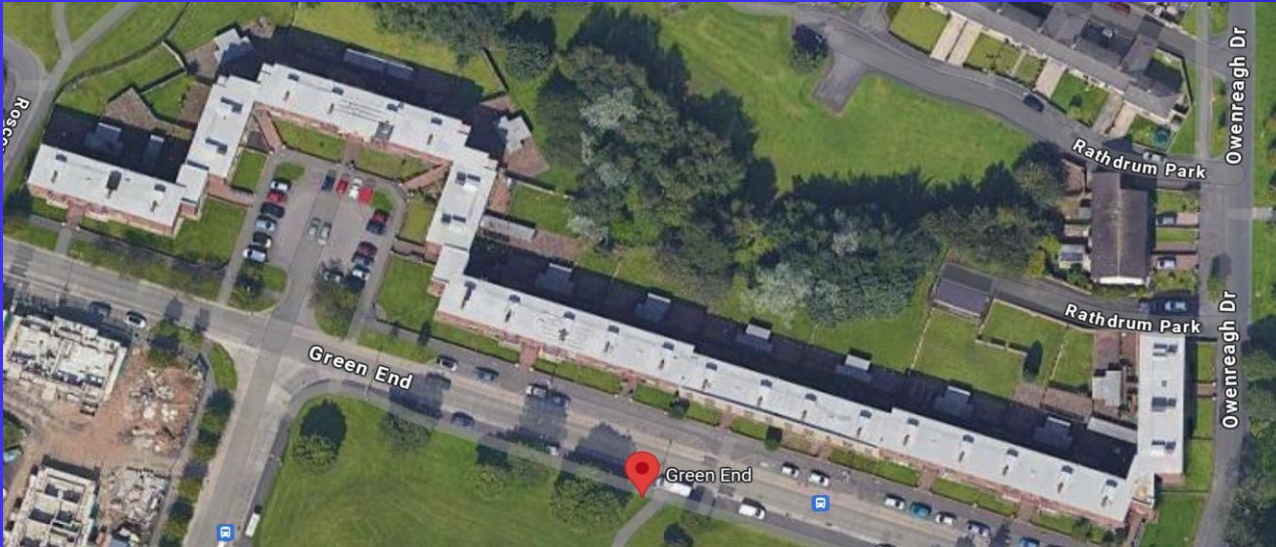
To achieve enhanced outcomes, additional work elements have been added to include:

- window and external door replacements
- structural repairs
- external cyclical maintenance
- redecoration

The Properties



112 flats contained with 14nr 4-storey blocks (as part of a continuous terrace).



Constructed in the 1950s, of traditional cavity wall construction with flat roofs of timber structure covered with single ply membrane.

28nr top floor flats and 30nr privately owned flats within the blocks.

Defects

Roof Defects



Decayed timbers, penetrations in coverings, redundant stacks and CWTs

Structural Defects



Facade failure to front of Block 5&6



Concrete spalling to balconies.

Structural Defects



Concrete spalling to elevational panels at some communal halls, projecting window/balcony door surrounds and cills.



Remedial Actions & Proposals

Roof Proposals

The removal/demolition of the existing roof coverings includes removal of:

- Single ply membrane roofing (2500m2)
- insulation (deemed asbestos contaminated)
- original bitumen felt roofing (asbestos contaminated)
- decking (2 layers)(deemed asbestos contaminated)
- original quilt insulations
- all associated edge detailing (AIB soffit)
- rainwater goods
- existing chimney stacks
- access hatches
- redundant water storage tank housing all existing eaves treatments
- parapet copings
- Note: Asbestos removals at roof will include both licensed and unlicensed type removals

The installation of new roof coverings to include:-

- Removal of parapet and provision of projecting eaves of blocks 5 & 6
- New timber decking (2500m2)
- Rigid board insulation (2500m2)
- New bitumen membrane roof (2500m2)
- New eaves, verge and abutment detailing
- Walkways
- Access hatches
- Fall arrest systems
- New soffits, fascia and parapet copings and rainwater goods
- Firestopping at party walls
- Additional holding down restraint straps
- Structural repairs
- A 20-year guarantee warranty certificate on completion of each block
- Test electrics to top floor flats and communal halls

Other Proposals

Structural works will entail:

- Decanting 8 Nr. Flats (in blocks 5 & 6)
- Full external skin elevational replacement to front of blocks 5 & 6 including removal and replacement of gas supply pipework (330m²)
- Removal of existing cavity wall insulation and provision of new
- Replacement of structural steel support to overhang to front of blocks 5 & 6
- Form and/or building up sidelight openings
- Concrete repairs to balconies

Other works to all blocks comprises of the repairing and replacing the following:

- Flats and communal hallways are to receive new pvc fully reversible windows (620nr), new GRP balcony door and pvc sidelights (280nr), new aluminum doors to communal areas and replacement of 2No. aluminum curtain walling full height 4 storey communal window screens and includes the removal of existing concrete surrounds to doors and windows where currently exist, replacing them with new traditional cavity wall jambs, stainless steel lintels and precast concrete cills as applicable.
- Replacement of all concrete window cills
- Replacement pvc soil and wastepipes
- Removal of mesh screens and balustrades to rear balconies and provision of new metal balustrades and bi folding doors
- Temporary relocation of tv ariels and dishes and relocation on completion
- External doorsets and sidelights (aluminum and/or GRP)
- Brickwork, repointing, repairs and cleaning (5200m²)
- Replace cavity wall insulation (5760m²)
- Paths and hard standings
- Walls, fences and gates, external stores, drainage etc.
- Redecoration of new and existing elements
- Replacement of vinyl floor coverings to communal areas including nosings
- Recovering all asphalt to canopies (560m²)

Procurement Requirements

Procurement Requirements

Selection Criterion

Table 1 – Category Value

Minimum Category Value for Economic Operator	£2,461,237.13
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Table 1a – Relevant Work Categories

Sector	Work Category	CPV
Building General	Building General	45210000
Building General	Repair Improvement or Refurbishment Work Worth over £15K in Value	45453100-8
Building General	Working in Occupied Premises	45211000-9
Building General	Building (Social Housing)	45215210-2

Procurement Requirements

Insurances

Table 2 – Insurance details	
1. Public liability insurance (Economic Operator only)	
Public liability insurance with a minimum limit of indemnity not less than £10million GBP per incident.	
2. Construction “All Risks” Insurance (Economic Operator only)	
Construction all risks insurance with a minimum limit of indemnity not less than £4.5million GBP per contract.	
3. Employer’s liability insurance (Economic Operator only)	
Employer’s liability insurance with a minimum limit of indemnity not less than £10million GBP per incident compliant with applicable statutory requirements.	
4. Professional Indemnity liability insurance (Economic Operator only)	
Professional Indemnity liability insurance with a minimum limit of indemnity not less than £1 million GBP in aggregate compliant with applicable statutory requirements.	

Procurement Requirements

Selection Criteria

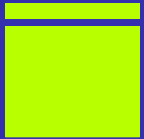
- Details of two/three specific contracts: -
 - Completed in the last 7 years as a Main Contractor or Sub-contractor of successfully delivering a contract
 - Similar scale and complexity
 - Two previous projects – One minimum value of £850,000 with the other minimum value £500,000
 - One previous project – One of flat roof replacement of minimum value £100,000

Award Criteria

- **PRICE (£) - 100%**

PROGRAMME TIMELINES & DELIVERY

PROGRAMME TIMELINES, DELIVERABLES & DECANTING



Start on site and Contract

Aiming for approximately October 2024.

NEC 3 – Engineering and Construction Short Contract.

Interim payments for work in progress.

3% retention.



Decanting

Decanting 8 Nr. Flats (in blocks 5 & 6) only to accommodate front façade replacements.

Contractor to provide for storage of tenant belongings for the duration of the works and decanting.

All other flats to remain in occupation for the duration of the works.

PROGRAMME TIMELINES, DELIVERABLES & DECANTING



Phased construction

- Weeks 1 - 2 - Site set up and asbestos sampling
- Weeks 3 – 33 – All works to blocks 5 – 8 (including all holidays)
- Weeks 18 – 48 – All works to blocks 1 – 4 (including all holidays)
- Weeks 34 –56 – All works to blocks 9 – 11 (including all holidays)
- Weeks 49 – 71 – All works to blocks 12 – 14 (including all holidays)
- Week 72 – Site Clearance and making good

This will allow the Contractor to work on a rolling basis until the Contract is finished (with maximum of 8 blocks being worked on at any time).

Works within flats, i.e. replacement of doors/windows etc., must not exceed three weeks and the Contractor must programme accordingly to complete works within an Individual flat within that time period.

ESTIMATED COSTS & RISKS

ESTIMATED COSTS

£3,900,000 construction cost

Excludes VAT, statutory fees, utility fees and professional fees.

CONSIDERATIONS

- Material costs over duration of the project
- Access to flats to undertake works
- Damage to ceilings of top floor flats
- Weather and temporary protection
- Site safety – Working at height and to occupied dwellings
- Site Security

Questions?

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