



St Andrew's Roundhay  
Shaftesbury Avenue,  
Leeds  
LS8 1DS

## Mission Statement

Loving God - Following Jesus - Serving Community

For Renewal of Church Entrance Porch and Foyer Roofs

Date: June 2020

**WHO WE ARE:** A church community with a complex 3-stage building dating from variously, from 1900's to 1980's..

**The Building:** is listed: Grade II listed throughout, including the perimeter wall. *[photo: Mandy Grant ©]*

**Location of Build:** Devonshire Crescent, LS8 1DS  
All later extension elements are brick built on sandstone main body.

*Image: Roofs of St Andrew's Roundhay*



**Our Goal:** To create a fresh and inviting principal access point for the many hundreds of people who use the premises weekly, whether arriving by wheelchair or with a buggy, lively teenager or elderly person. In changing the area, we seek to reach thermal comfort and energy-saving towards our environmental goals.

**About the job:** The area to be redeveloped is single storey adjoining the two-storey earlier brick build. The aim is for this work to be part of a series of works to encompass all the flat roofed areas and an extension from the car park roof to provide a "new", sheltered more automated access point with extended shelter. In undertaking the work, we aim to improve thermal value with roof insulation, roof lanterns, prevention of water ingress, better lighting, electronic access, and improve the outward facing aesthetics for all visitors.

In the first instance we seek expressions of interest for the porch, vestibule/foyer and store. In due course, we will be inviting expressions of interest for other stages of the project.

St Andrews is seeking tenders initially for the reroofing of porch, vestibule/foyer and store, as seen in diagram overleaf.

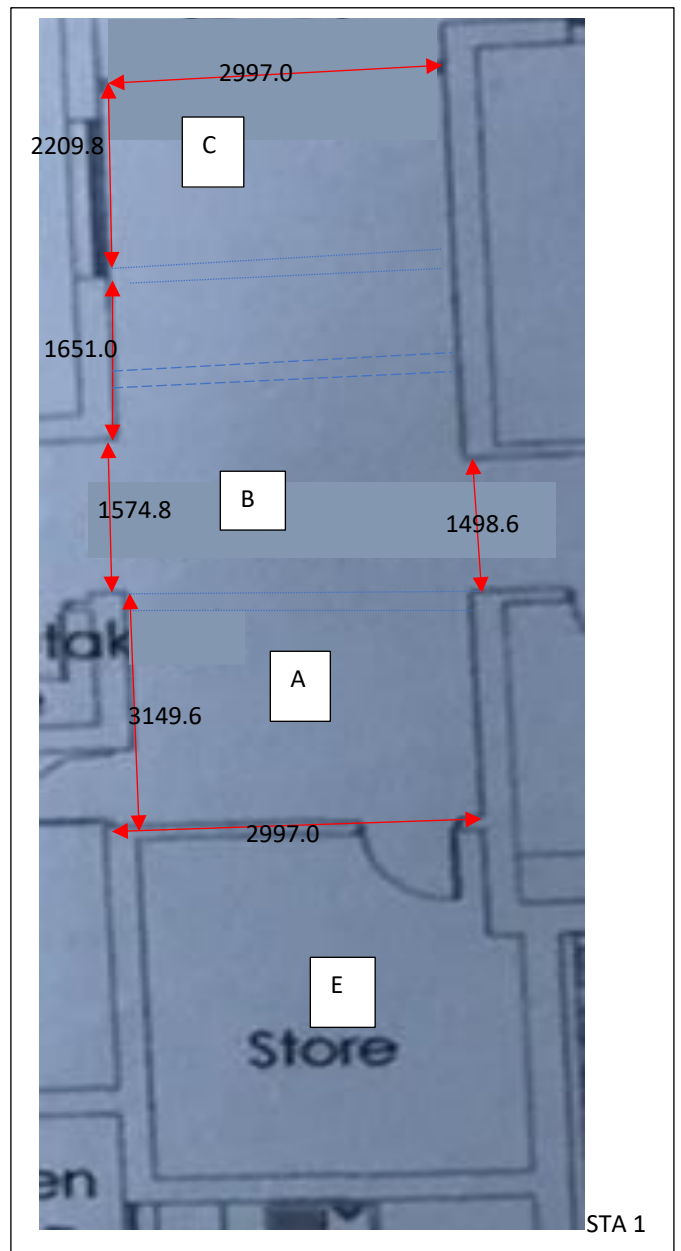
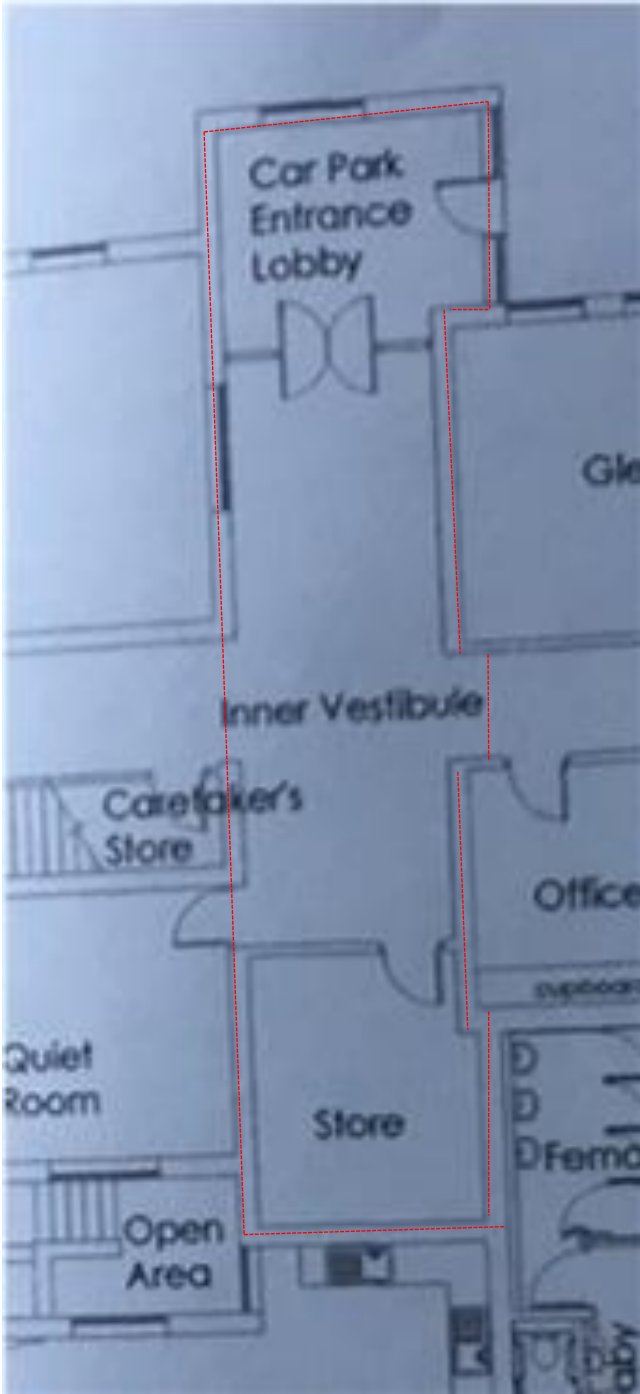
An interior view outlined in red of the existing porch and foyer is shown overleaf. This is the area of roof replacement.

### **Current Condition of Car Park Entrance from visual inspection**

St Andrew's car park entrance is in a state of disrepair due to water ingress. On inspection, the depreciation of the roof structure was deemed to be beyond quick repair.



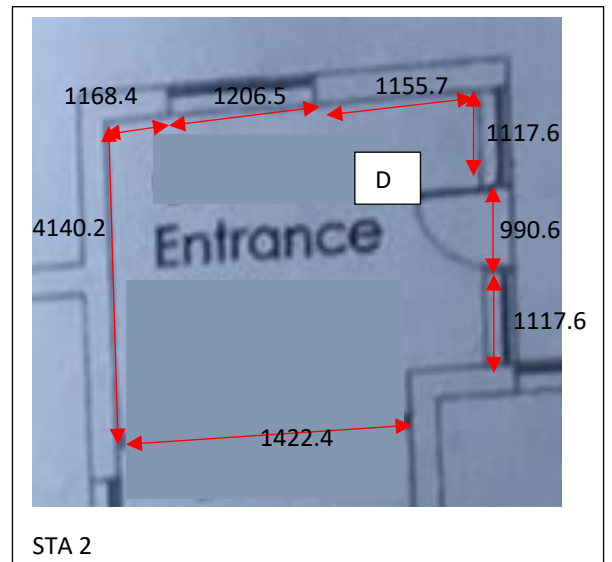
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*Detail of architect's plan of interior with roof marked in red, [measurements approximate].*

This is the area of roof to be raised, insulated, re-covered and reinstating all drainage

Two plans, STA 1 and STA 2 here with dimensions:





## Tender document

### There are 5 areas

- ❖ Areas A B C & E are shown in diagram STA1
- ❖ Area D is shown in diagram STA 2
- ❖ Area E is the store. Area D is the Entrance Porch
- ❖ All dimensions are shown in mm

### STA 1 shows the inner area

- ❖ The decking in area B & C is disintegrating
- ❖ The decking in area A is considered to be failing
- ❖ The roof joists in area B are rotting
- ❖ The roof joists in area C are failing
- ❖ The roof joists in area A may be ok
- ❖ In Area A joists run longitudinally between an RSJ and the wall to area E
- ❖ Area E, adjoining Area A, measures: *4165.6mm x 3175.0mm*
- ❖ The *4165.6mm length* is the party wall to the foyer in area A
- ❖ There are at present 2 x roof lights, 1 in area A and 1 in area C
- ❖ In area B they run longitudinally between 2 RSJ's
- ❖ In area C the roof joists run across the area
- ❖ The RSJ's are shown hatched in the diagram
- ❖ The narrow, hatched section is a redundant gas pipe which will be removed before roof work commences.
- ❖ It is intended to install 3 *Lantern* roof lights, 1 in each of area A B C
- ❖ Although timbers may be salvageable in any areas, it is envisaged that the opening formed for the present roof light will almost certainly be an incorrect size for the replacement lantern.
- ❖ Provision for roof lanterns in areas A B C – supplied by a separate contractor
- ❖ It is envisaged that roof timbers in areas A B C & D will require replacement
- ❖ The outline requirement is for total structural timber & decking replacement in areas A B C & D
- ❖ The installation of good thermal value insulation over areas A B C D & E - Contractors are asked to confirm the U value of the chosen insulation. Insulation is assumed to be of the rigid board type, such as Kingspan with typical U value:  $0.025\text{W/m}^2\text{K}$ , or  $5\text{m}^2\text{K/W}$ . To be vapour sealed at joints and breaks.
- ❖ The covering of areas A B C D & E with either felt or GRP – to be specified in the quote
- ❖ It is envisaged that the main roof structural timbers in area E are in good condition.
- ❖ It assumes also that the roof decking is in good condition
- ❖ As far as we know the timbers and decking are in good condition [Area E]



### **STA 2 shows the outer area**

- ❖ No investigation has been carried out but it is assumed that the roof joists and decking are both failing
- **Contractors are invited to supply quotation with specific details of materials and practices which are embedded within that quotation.**
- **Works are broken down into 5 stages and contractors are invited to supply quotations on stages one and two in the first instance.**

### **STAGE 1**

#### **BUILDING**

- ◆ Remove existing roof felt
- ◆ Remove existing decking
- ◆ Remove structural timber
- ◆ Replace structural timbers allowing for roof light openings
- ◆ Replace decking
- ◆ Make provision for roof lantern upstands
- ◆ Make/install Lantern upstands to size specified by lantern manufacturer.
- ◆ Reinstatement of building fabric to be carried out in conjunction with roofing contractor via the Co-ordinator, so that at no time is the building left unprotected from weather or intrusion.
- ◆ All debris to be removed from site in good time.

#### **ROOF LANTERNS – for information**

##### **Diagram on following page**

- ❖ To be fitted by manufacturer/supplier
- ❖ Roof lanterns are of the pyramid style
- ❖ Lanterns: aim to achieve a U value of  $1.0W/m^2K$ , [to be specified]
- ❖ Lanterns must have thermal breaks, [to be specified in drawings]
- ❖ 3 x 1000mm x 2000mm or nearest [specify dimensions]
- ❖ 1 x 1000 x 1000mm for Area D
- ❖ Supplier to specify requirements in advance to the roofer or builder via the Co-ordinator in preparing the Lantern housing
- ❖ Supplier to agree to delivery and fitting dates/days in co-operation with builder/roofer



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Lantern positions shown in orange

## STAGE 2

### ROOFING

- ◆ To cover decking with insulation over areas A B C D & E
- ◆ To replace the roof covering over areas - A B C D & E
- ◆ Cost required for covering in felt [specify type] or
- ◆ Cost required for covering in GRP – [specify type] [or recommendation of either]

**Stages 3,4 and 5 require further consultation**

Minister: Rev Tim Lowe

Treasurer: Colin McIlwain

Church Secretary: Mrs Sheila Telfer



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### STAGE 3

- ◆ Installation of services
- ◆ First fix of electrical services
- ◆ Wiring for lighting
- ◆ Wiring for door access system – pre-arranged with Co-ordinator
- ◆ Sink any fire alarm cables into walls
- ◆ Reroute intruder alarm cables – on advice from Co-ordinator

### STAGE 4

- ◆ Plasterboard new ceiling
- ◆ Plaster board to 12.5 mm
- ◆ Plaster ceiling and any wall chases

#### STAGE 4a

- ◆ Replacement/Renewal of skirting as needed.

### STAGE 5

- ◆ Second fix electrics
- ◆ Installation of LED Light fittings
- ◆ Fire and Security systems fitted and tested
- ◆ Door access system test

### **Deadline for expressions of interest: 3 Weeks from postal date**

**Contact person for Works:** David Robinson

email: [drobinson3@virginmedia.com](mailto:drobinson3@virginmedia.com)

**Co-ordinator:** John Burgess

email: [john.fabric@virginmedia.com](mailto:john.fabric@virginmedia.com)

**In due course and before a decision is made on the preferred contractor the lead team will need to see [online] current copies of:**

- health and safety policies
- principal risk assessments including fire
- waste management
- management of transport on site
- Risk Assessments for control of hazardous substances, moving and handling
- evidence of competencies of key personnel

END