



Brontë Birthplace Limited
Registered Address 1 Lower Kipping Lane, Thornton, Bradford, BD13 3JT
Community Benefit Society FCA registration no. 9088

Invitation to Tender
for

Full re-roofing of 72-74 Market St, Thornton, Bradford, BD13 3HF

Overview

Brontë Birthplace Limited (www.Brontëbirthplace.com) is a Community Benefit Society, a not for profit organisation created to purchase, refurbish and open to the public the heritage property where the famous Brontë sisters were born. The house will be refurbished to create 4 ensuite letting rooms, an events space and a community café. The income from the room rentals will be used to support cultural, arts and educational activities for children and adults, with a special focus on the more deprived areas of Bradford.

The property is a ca. 200 years old terraced house, stone built, with a stone slate roof. The roof is leaking in several places, particularly where abutting to other structures. The first priority for the building is to make the structure watertight and repair the roof. The structure of the roof has already been inspected and is generally in sound condition. The whole building is Grade 2* listed and therefore the materials used must reflect this. We have listed buildings consent in place.

The plan is to open to the public in time for Bradford City of Culture 2025, therefore as the first priority for the overall refurbishment the re-roofing needs to be completed by **30th June 2024**.

Methodology

Applicants are requested to detail the methodology they will use to meet the required outputs.

Outputs/deliverables

- Full re-roofing of the building and associated lead work to each elevation. See roof plan attached detailing 5 separate sections of roof labelled A to E.
- All roof coverings to be removed, including old felt, stone slates, leadwork, and copings. The slates and copings should be carefully removed to protect as many as possible for reuse on the building.
- Ensure all timberwork (box gutters, purlins and rafters) is sound and free from decay. Repair where necessary.
- Replace all felt with new breathable felt, fastened with new treated 50mm x 25mm laths throughout.
- It is essential that all current leadwork is replaced with new code 4 lead on all elevations.
- Existing stone slates are to be replaced as currently laid and not “turned”. Alloy slate pegs are to be used.
- Any new stone slates and ridges should be reclaimed products and match the existing slates in terms of colour and thickness.
- Existing copings should be removed and reused or replaced where damaged.
- Ensure each roof element A to E is watertight.
- Replace Velux window to rear of property (elevation “C”) with a new Velux window or suitable low profile sealed light tunnel of a design to be agreed, and supplied by us at no cost to you.
- Repair and repoint chimney stacks as necessary with lead flashing at roof slate level.
- All stone ridge and copings to be carefully re-bedded and pointed using a lime mortar mix.

Your quote should include:

- Removal of all debris and waste materials.
- All scaffolding to be erected and removed by a suitably qualified scaffolding contractor of your choosing.

- Your quote should allow for all materials and labour. Within your quote, please provide an estimate of the quantity, and cost, of stone slates that you consider will be broken and therefore need replacing. Please provide a cost per metric tonne for any additional slates over and above this figure allowed for in your quote.
- A contingency sum within the contract sum for unexpected items that could not previously predicted.
- You will be responsible for the writing of, and management of, your own Health and Safety plan for this roofing contract.
- A room within the house will be provided for your welfare facilities. There will be a toilet, sink with hot and cold running water and an area sufficiently large for you to provide tables and chairs for your employees.
- All gutters and rainwater goods appear to be in a serviceable condition with the exception of the short section of lead lined stone troughing to the south east section of the roof (bottom right on the attached plans). Any repair subsequently found to be necessary to other rainwater goods will be payable in addition to your quote.

Summary of roof elevations

Specific additional notes for each roof elevation. All comments relate to the view of the attached plan

- A) North sloping main roof. Joins the gable end of 2 Havelock Square. Box gutter at joint with No 2 Havelock Square to be newly lead lined. Rubber lining to be removed. New flashing into the gable end of No 2 to drop into box gutter. Right hand side has untidy and loose copings to the joint with No 70's roof. Copings to be removed and replaced where necessary. Three 110mm soil pipe vent lead flashings to this elevation, the exact locations to be provided by us at a later date.
- B) South facing main roof. This is flashed into the gable end of No 70 Market street to the right. This lead flashing is to be renewed. The bottom right section of this roof is of a much shallower pitch, and currently leaks. This shallow pitch section needs careful attention and if possible create a "built up flat roof" detail with board, felt, batons and 2nd layer of felt and counter batons at 90 degrees to create a robust waterproof detail. This drains into a short section of stone gutter at eaves level which is lead lined. To be relined in lead of an appropriate code for the length of gutter.
- C) "Lean to" section of roof to the rear left hand side of the property. Shallow pitch. One velux rooflight to be replaced with either another velux rooflight suitable for shallow pitches, or a sun tube. Please measure the pitch of this elevation to determine most appropriate light to be used. This roof has an unusual joint with elevation "A". Please detail your proposal for dealing with this joint. Elevation "C" is flashed into the side of the barn to the right. All flashings to be renewed.
- D) This elevation is very low level and flashed into the wall below roof elevation "C" to the right of roof "D". "D" is also flashed into the neighbouring property 76 Market Street, at its highest point. There is one 110mm soil pipe vent flashing in this roof. All flashings to be renewed.
- E) This elevation is above the single storey extension to the front of the property. The roof is surrounded by a raised parapet with large corniced copings to 3 sides of the 5 sides. The shallow pitch falls into a lead lined box gutter that drains into a 110mm fall pipe INSIDE the property. All leadwork to be renewed. You can assume that the internal pipework is

satisfactory. Your proposals are required to explain how you intend to deal with this elevation to create a permanently watertight solution to this section of the building. We are happy to consider all suggestions for this area, because removing the copings might be problematic. Please price according to your proposals.

Copings on top of the gable end of 2 Havelock Square (barn to rear). Additional quote required.

The barn, 2 Havelock Square, has coping stones on top of its gable end. These are above the box gutter where our roof "A" meets the barn gable. These copings are very badly laid on the barn roof. Whilst this is technically the responsibility of the barn, any leaks created by this poor workmanship will be likely to affect our party wall below the box gutter. As such please can you quote a separate cost for removing and correctly reinstalling these copings on the barn, with adequate overlap above the gable end of the barn and sufficient leadwork to protect the joints between each coping should the pointing crack in future.

Contract Management

Timing: Work to commence no later than end April 2024 and to be completed by late June 2024

Costs: Full breakdown of all costs required.

Lead project manager for Brontë Birthplace Limited: Chris Eyres of Chris Eyres Designs, supported by Adrian Tingle of Bronte Birthplace Limited

Award Criteria

Tenders should include:

- A detailed timescale for completing the project.
- An overall cost and a detailed cost breakdown, including VAT and expenses.
- Name of lead contact, with qualification details.
- Details of staff allocated to the project and their experience of similar projects.
- Date that your business was established, and in the case of Limited Companies please also provide Company Registration Number, and VAT registration number.
- Details of which trade associations you are members of.
- Value of public liability insurance held.
- Value of employer's liability insurance held.

The following criteria will be taken into account when selecting the contractor:

- Evidenced experience of work on heritage buildings with stone slates and leadwork. Please provide a link to your website if past projects are included on that website.
- Value for money, taking into account whole life cost and quality.
- Availability/ability to deliver required outputs within required timeframe.
- A preference, but not necessarily a requirement, for local companies.
- Specialist qualifications.
- Consideration for protection of the environment.
- Adherence to health and safety regulations.
- Compliance with all other legal obligations.
- Length of guarantee for all works undertaken.

Procurement timetable

Invitation to tender published: 6th April 2024

Deadline for proposals: 17.00 20th April 2024
Notification to successful bidder: 22nd April 2024

Please address your proposals to chris@chriseyresdesigns.com and adrian.tingle@hotmail.co.uk,
with copy to admin@Brontëbirthplace.com