

Item 159
Costs of Flat Roof Replacement

Background

The flat roof which covers the Landor Suite has been leaking over the past few years. To date we have been getting the leaks mended as and when required but the number of leaks and the damage being caused is getting uneconomic. Cllrs have been considering Solar Panels for the Theatre and Town Council in order to possibly reduce the cost of utility bills and supporting green energy. One of the prime sites for the solar panels would be on the flat roof of the Landor Suite. Contractors have said that before we put any panels on that roof, it will need to be repaired / replaced so that it was a sound structure with a decent life.

Quotes

A number of companies have been approached to replace the flat roof over the Landor Suite:

Company	Work	Quote
Company 1	Cut back felt and burnt back flat. A layer of 2ml heavy duty torch on felt to be applied finished with 4ml mineral cap sheet to whole area, wall and parapet upstands. Trims to be fitted to wall and pointed with a mastic joint sealer in brickwork. Scaffolding. 10 year guarantee. Remove rubbish. Approx 257 m2.	£17,000 + VAT
Company 1a	As per quotation 1 but use 4ml high tensile base felt and high tensile mineral.	£22,000 + VAT
Company 2	Supply and install scaffolding. Bauder Thermofol U15 single ply membrane fully bonded to mechanically fixed 150 Pu insulation board. All laps of membrane welded with hot air weld gun. Bauder detail finished to perimeter with coated trim over the to the front edge of the copings. New weir outlet to installed into sump outlets. Approx 376 m2.	£42,652.67 + VAT
Company 2a	Supply and install scaffolding. Supply and install a 3 layer felt system with 150mm Pu installation. New weir outlet to installed into sump outlets.	£44,233.48 + VAT
Company 2b	Tile repairs to main roof replacing any damaged and missing tiles.	£6,856.98 + VAT
Company 3	Remove existing felt covering and dispose of. Lay new 18mm osb decking boards. Apply adhesive to deck and lay seamless firestone epdm rubber membrane. Fit all edge, wall flashings and gutter trims. Replace all damaged and missing roof tiles. Remove all waste from site.	£48,000.00 + VAT

For Consideration

Cllrs are asked to consider the above quotes and if appropriate, agree a contractor for the work.



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3rd February 2023

Our Ref: AR/2157A

Rugeley Council

For the attention of Alison
Email: office@rugeleycouncil.gov.uk

Re: Rose Theatre, Rugeley

Flat Roof Specification –

Warm roof 376 M2

Supply and install perimeter scaffold handrail to exposed edges.

Clean and prep existing roof covering any blister or loose materials to be cut and secured.

Bauder Thermofol U15 single ply membrane in standard colour fully bonded to fully adhered 150 Pu insulation board.

All laps of membrane welded with hot air welding gun.

Bauder detail finished to the perimeter with coated trim over the to the front edge of the copings

New weir outlet to be installed into sump outlets

Bauder single ply system

To carry out the above works would be for the sum of £ 42,652.67 Plus vat

Polyglass Felt System

Supply and install perimeter scaffold handrail to exposed edges.

Clean and prep existing roof covering any blister or loose materials to be cut and secured.

Supply and install a 3 layer felt systems with 150 mm Pu installation

New weir outlet to be installed into sump outlets

To carry out the above works would be for the sum of £ 44,233.48 plus vat

Our quotation is for a fixed period until end of March 2023.

Our works include for all access and edge protection and removal of waste materials relating to our works.

RS Miller



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