

### Invitation to Tender

Werks Hubs is repurposing an old abandoned building at 4 Fisher Street, BN7 2DQ in Lewes town centre into a low carbon, creative space for offices and co-working facilities. Brighton and Hove Energy Services Co-op (BHESCO) is overseeing the project management of energy saving measures at the site. This is an invitation to tender for all or part of the following works to be undertaken at the site.

#### Flat Roof insulation

- 1) Provide access scaffold tower, with safety rail around entire perimeter of building, including rope and ginny wheel and rubbish chute,
- 2) Strip loose coverings from existing roof & dispose. Demolish centre structure & dispose. Make good around old vent.
- 3) Specify and supply roof insulation to meet overall U-value of  $\leq 0.2 \text{ W/m}^2\text{K}$  to allow a fall as specified. Delivery to site, up onto roof, setting out the system laid flat with fall that your specified and agreed in advance - 2 layers cross layered to reduce thermal bridging.
- 4) Supply OSB, lay on insulation following fall with staggered butt joints, drill and fix down into the concrete deck to allow roof covering to be laid.
- 5) ROOF Public Liability insurance (£5million), employers liability (£10 million) and contract works (£500,000 per project) insurance included as standard.
- 6) Include information on all certifications and memberships, including Federation of Master Builders, Trustmark, CITB, AECB & TGR.
- 7) Any significant changes in the price of the work or any new taxes arising from the UK's withdrawal from the European Union or the recent COVID19 crisis must be confirmed by change order immediately and approved in writing.

#### Secondary Glazing system for windows

Design and specify insulating secondary glazing for 12 windows. The dimensions are estimated as follows:

Location	Width (mm)	Height (mm)	Orientation
Stairwell	1500	1800	vertical slider
Stairwell	1510	2080	vertical slider
2 <sup>nd</sup> Floor	2700	2100	3 panel horizontal slider
2 <sup>nd</sup> Floor	1600	1250	3 panel horizontal slider
2 <sup>nd</sup> Floor main building	1350 800	1250 2100	2 panel horizontal slider connected to hinged panel over door
2 <sup>nd</sup> Floor	To be	To be	2 panel horizontal slider



corridor	specified	specified	connected to hinged panel over door
1 <sup>st</sup> Floor	1600	1250	3 panel horizontal slider
1 <sup>st</sup> Floor	1350	1250	2 panel horizontal slider
	800	2100	connected to hinged panel over door
1 <sup>st</sup> Floor	1600	1600	vertical slider
1 <sup>st</sup> Floor corridor	To be specified	To be specified	2 panel horizontal slider connected to hinged panel over door
Ground Floor	600	800	Fixed
Ground Floor	2150	1450	Horizontal slider

#### **Front door on Ground floor**

Secure double glazed door with opening width of at least 900mm + sidelight to replace existing metal framed single glazed double door on ground floor. Width 1800mm, height 2100mm  
This will be the main staff entrance door so needs to be robust as well as secure and well insulated

#### **LED lighting system**

To specify and install an LED lighting system for the entire building. We anticipate this will consist of approximately 121 LED light bulbs and lighting fixtures as appropriate. Lighting design to be agreed and approved by client. The warranty period must be a minimum of 3 years.

#### **Solar PV system**

To specify and install a solar PV system for the insulated flat roof. The solar PV specification must include a description of the mounting system to be used, how it will be attached to the new roof, the solar panels to be installed and the inverter model and make. The system must be designed to maximise the electricity generation potential from the array, by optimizing the mounting angle of the panels, the number of panels that can be installed on the roof, the generation capacity of the panels and the wiring configuration. The shading potential must be quantified as accurately as possible in accordance with the guidelines provided by Microgeneration Certification Scheme (MCS).

All companies are invited to tender by sending their quotation for services to the attention of: Kayla Ente, BHESCO ([kayla@bhesco.co.uk](mailto:kayla@bhesco.co.uk)) please direct all inquiries to Kayla at 01273 284470, including any requests to visit the site so that you may prepare an accurate quotation. The plans for the building, including dimensions are available to download for further reference.





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The successful contractor will be chosen based on the quality of the materials and services specified, the value for money of the specification, the warranty period associated with the products and services and the track record of the supplier. Preference will be given to local suppliers.

This request for tender will commence on 22 July and will remain open until 5pm on 7 August 2020. Last quotations may be received until 14 August 2020.



Brighton & Hove Energy Services Co-operative Limited  
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