

PROJECT:

RPK440 - NW3 Street Properties



CONTRACTOR'S COMMUNICATION

To: J Suleman Pellings, Asmita keirah LBC	Communication Nr: CCOM/003	Date: 24/02/2020	Tim Gingen Re-Gen (UK) Limited Unit 2a Guildprime Business Centre Southend Road Billericay Essex CM11 2P7
	Letter of Intent Date: 01/07/2019	Contract Date: Awaited	

Communication type:

Please select relevant clause from list below

Reference documents (Select as appropriate):	PMI/NA	CE/NA	EWN/NA	PMC/NA	NCE/NA	CQU/NA
	CCOM/003	CEWN/NA	SI/NA	SCOM/NA	ND/NA	

Description:

Replacement Windows, Streatley, Oriel, Willoughby, Prince Arthur road

Description as per the Scope of works, Employers requirements and the Technical Specification (section 4.1) as noted in the Contract documents the Scope of works and Employers requirements take precedence over the Technical Specification

Window: Renew window with purpose made softwood double hung cased box frame and sashes complete with 2 sashes, factory applied base stain or primer finish, compressible weatherstripping, glazing beads, ironmongery, remove existing and fix new into prepared opening, bed in mortar, point with sealant, double glazed and make good all finishes, decorate to match existing internally and prepare for redecoration externally, and remove waste and debris.

Specification of suggested construction

Windermere - 170mm C&W
Horns to Top Sash - SP 80 (12)
Softwood - Solid + Hardwood Cill
White Fully Finished
Note: Daylight sizes are 80mm less on Height and 160mm less on width
White Weatherseal (11/12)
4mm Clear (12.11/12.21/12.31)
4mm Clear Tgh (11.11/11.21/11.31)
16mm W/Edge - Black
Gas : Argon
4mm Softcoat Neutral Low e (12.11/12.21/12.31)
4mm Softcoat Neutral Low e Tgh (11.11/11.21/11.31)
Bead: Softwood Protec
Top Sash 50 x 50 Steel Weights (12)
Btm Sash 50 x 50 Steel Weights (11)
VS Hook Pull - Chrome (11)
Note: Hook Pull fitted to inside of window
VS Cont Fitch Fastner - Chrome (11)
Note: Fitch Fastners fitted to inside of window
Vertical Glazing Bar
100MM BOTTOM SASH BOTTOM RAIL
SWEEP TOP SASH

Profile to match existing, including all glazing to be double glazed (24mm units) All sliding sash bottom rails have been priced as 100mm as required by the survey drawings

All bars have been allowed as 32mm solid glazing bars giving individual Glass units within the sashes

Swept top sashes to the windows allowed to match the existing profile

The requirements of the new windows against the scope of works, nor the NHF schedule is not analogous and therefore we suggest that we follow the same agreed procedure as followed and agreed in RPK437 and others in this Framework Contract Agreement

Please advise how you wish to proceed

Signed.....

For and on behalf of : [Insert Contractor name]

Distribution:

Attachments:



Performance Details for Window Types on our Quotation Ref: 523825/301432 - NW3 Street Properties

Stormproof Casements:

- These are SBD/PAS24 Compliant – Please see the link for the Blue Sky Scope <https://www.blueskycert.com/?fw-members=west-port>
- Approximate U-Value is 1.4/1.5 (with the current 24mm DGU Spec)
- Tested to BS6375-1 (Exposure Category 2000)
- Glazing ONLY (4/16/4mm Unit; Whole Window not Tested) Acoustic Rating: 29Rw; 25Rw+Ctr

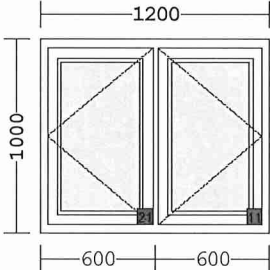
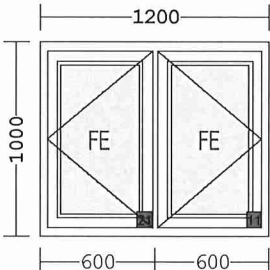
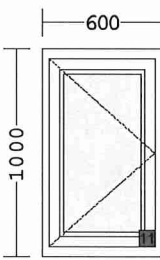
170mm Cords & Weights Sliding Sash:

- These are NOT SBD/PAS24 Compliant
- Approximate U-Value is 1.4 (with the current 24mm DGU Spec)
- Tested to BS6375-1 (Exposure Category 1200)
- Glazing ONLY (4/16/4mm Unit; Whole Window not Tested) Acoustic Rating: 29Rw; 25Rw+Ctr

Quotation

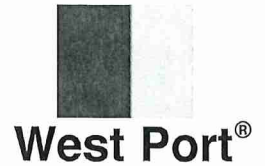
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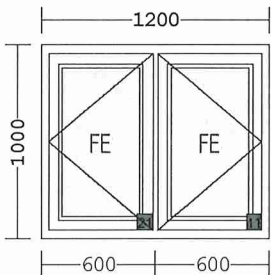
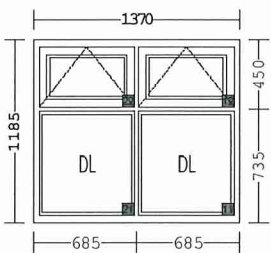
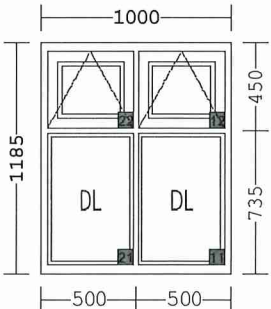


Item	Reference	W	H	Qty	Specification	Price Each	Total
1	W1-W4 (North El GF) Oriel Court	1200	1000	4			
				<p>Approx. Weight: 41.8kg</p>	<p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Solid + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec Chrome Locking Handle (21) Chrome Locking Handle (11) Espag Locking 63mm x 34mm H/W Cill Ext.</p>		
2	W5-W7 (North El FF) Oriel Court	1200	1000	3			
				<p>Approx. Weight: 42.9kg</p>	<p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Solid + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec Chrome Fire Escape Handle (21) Chrome Fire Escape Handle (11) Espag Locking 63mm x 34mm H/W Cill Ext.</p>		
3	W8 (North Elev FF) Oriel Court	600	1000	1			
				<p>Approx. Weight: 21.3kg</p>	<p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Solid + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec Chrome Locking Handle Espag Locking 63mm x 34mm H/W Cill Ext.</p>		
Too Narrow to be Fire Escape Compliant							

Quotation

Quote Reference:523825

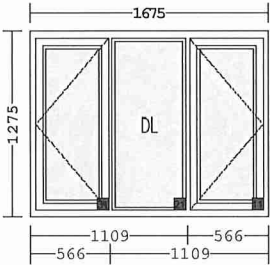
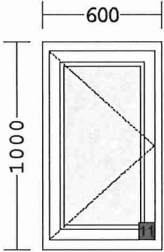
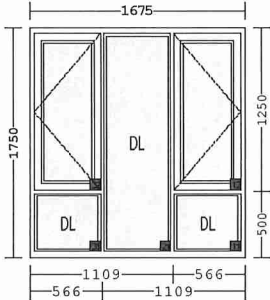


Item	Reference	W	H	Qty	Specification	Price Each	Total
4	W9/W10 (North El FF) Oriel Court	1200	1000	2			
		Approx. Weight: 42.9kg	Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Solid + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec Chrome Fire Escape Handle (21) Chrome Fire Escape Handle (11) Espag Locking 63mm x 34mm H/W Cill Ext.				
5	W11-W13 (East El GF) Oriel Court	1370	1185	3			
		Approx. Weight: 53.3kg	Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Laminated + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec White Locking Handle (12/22) No Lock Required (11/21) Espag Locking (12/22) 63mm x 34mm H/W Cill Ext.				
6	W14 (East El GF) Oriel Court	1000	1185	1			
		Approx. Weight: 41.2kg	Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Laminated + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec White Locking Handle (12/22) No Lock Required (11/21) Espag Locking (12/22) 63mm x 34mm H/W Cill Ext.				

Quotation

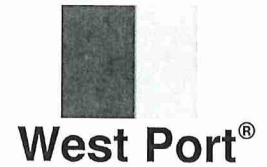
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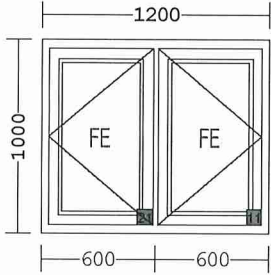
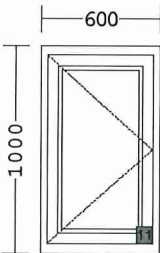
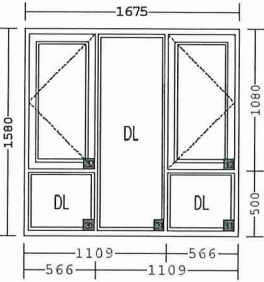


Item	Reference	W	H	Qty	Specification	Price Each	Total
7	W15 (East El FF) Oriel Court	1675	1275	1	<p>Approx. Weight: 67.3kg</p>  <p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Laminated + Hardwood Cill White Fully Finished Black Weatherseal 4mm Clear Tgh 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Tgh Bead: Qwood Protec Chrome Locking Handle (31) Chrome Locking Handle (11) No Lock Required (21) Espag Locking 63mm x 34mm H/W Cill Ext.</p> <p>**Too narrow to be Fire Escape Compliant**</p>		
8	W16 (East Elev FF) Oriel Court	600	1000	1	<p>Approx. Weight: 21.3kg</p>  <p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Solid + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec Chrome Locking Handle Espag Locking 63mm x 34mm H/W Cill Ext.</p> <p>**Too Narrow to be Fire Escape Compliant**</p>		
9	W17/W18 (East El FF) Oriel Court	1675	1750	1	<p>Approx. Weight: 88.1kg</p>  <p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Laminated + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear Tgh 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Tgh Bead: Qwood Protec Chrome Locking Handle (32) Chrome Locking Handle (12) No Lock Required Espag Locking (12/32) 63mm x 34mm H/W Cill Ext.</p> <p>**Too Narrow to be Fire Escape Compliant**</p>		

Quotation

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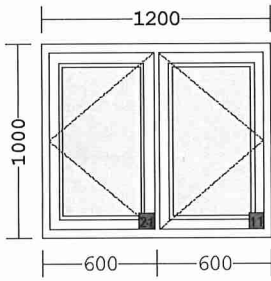
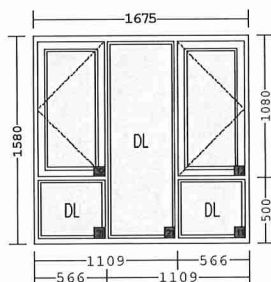


Item	Reference	W	H	Qty	Specification	Price Each	Total
10	W19 (East El FF) Oriel Court	1200	1000	1	 <p>Approx. Weight: 42.9kg</p> <p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Solid + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec Chrome Fire Escape Handle (21) Chrome Fire Escape Handle (11) Espag Locking 63mm x 34mm H/W Cill Ext.</p>		
11	W20 (South Elev GF) Oriel Court	600	1000	1	 <p>Approx. Weight: 21.3kg</p> <p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Solid + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec Chrome Locking Handle Espag Locking 63mm x 34mm H/W Cill Ext.</p> <p>**Too Narrow to be Fire Escape Compliant**</p>		
12	W23-W27 (SouthEl FF) Oriel Court	1675	1580	5	 <p>Approx. Weight: 80.8kg</p> <p>Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Laminated + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear Tgh 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Tgh Bead: Qwood Protec Chrome Locking Handle (32) Chrome Locking Handle (12) No Lock Required Espag Locking (12/32) 63mm x 34mm H/W Cill Ext.</p> <p>**Too Narrow to be Fire Escape Compliant**</p>		

Quotation

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Item	Reference	W	H	Qty	Specification	Price Each	Total
13	W28 (West Elev GF) Oriel Court	1200	1000	1			
				Approx. Weight: 41.8kg	Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Solid + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Bead: Qwood Protec Chrome Locking Handle (21) Chrome Locking Handle (11) Espag Locking 63mm x 34mm H/W Cill Ext.		
14	W30-W32 (East El FF) Oriel Court	1675	1580	3			
				Approx. Weight: 80.8kg	Eamont - 68mm Storm Proof Casement SBD Int WB Groove (Width 0) Q/W Head Drip (E) Softwood - Laminated + Hardwood Cill White Fully Finished White Weatherseal 4mm Clear Tgh 16mm W/Edge - Black Gas : Argon 4mm Softcoat Neutral Low e Tgh Bead: Qwood Protec Chrome Locking Handle (32) Chrome Locking Handle (12) No Lock Required Espag Locking (12/32) 63mm x 34mm H/W Cill Ext.		
Too Narrow to be Fire Escape Compliant							

GENERAL NOTES

Delivery

Delivery periods quoted are correct at the time of writing and are subject to change. Please confirm current periods at the time of order. Delivery periods commence from receipt of final manufacturing details.

Details for quoting and manufacture

Where details are provided in the form of drawings or any method other than a full and proper manufacturing schedule, we accept no responsibility for the accuracy of the take-off or for the suitability of the goods for their purpose. This includes glazing. This Quotation is for estimating purposes only. Please ensure therefore that this meets fully your final requirements before ordering. It is the responsibility of the customer to ensure we have correct details in time for manufacture.

Glass and Glazing

When glazing is carried out on site by others it is essential that location and setting blocks are used correctly to ensure the long term performance and correct operation of the windows. In particular your attention is drawn to opening lights as they will not operate effectively without correct packing and glazing. Details are available should your glazing contractor require them.

Knotting

All joinery that is to receive a factory applied opaque paint will be knotted prior to painting. All joinery that is to receive a factory applied translucent stain will **NOT** be knotted, as there is a possibility that the stain will not adhere to the knotting. It is recommended therefore that if the joinery is to be painted rather than stained, a Cream primer be used rather than a translucent base stain.

We cannot be held responsible for any knots showing through if you choose to paint over a translucent base stain and it should be noted that knotting should help alleviate some of the symptoms of sap migration and staining and is in no way a guarantee against it.

Please note if the colour you have selected for your windows and doors is a stain we cannot guarantee a perfect match throughout due to timber been a inconsistent colour however the darker the stain the less noticeable it may become.

Building Regulations

It is the responsibility of the customer to ensure that the specification for the products required conform to current building regulations. In particular, we would ask you to consider ventilation, fire escape opening and glazing. We are happy to provide assistance with this.

Exclusions

Anything not specifically detailed above is excluded from our works. Unless otherwise detailed in specification or notes, this Quotation does not include for site measuring, fixing, doors or glass and glazing. If in doubt please ask.

Variations

The rates offered in this Quotation have been calculated on the basis of acceptance of the Quotation as a whole. Orders for part only may be subject to adjustment in those rates. We would ask you to check this.

Hardwood primed only products

When ordering any products in hardwood timber that are to be primed only for finishing on site by others prior to the top coat application a coat of isolator will need to be applied to prevent staining of the final finish. (This only applies when the final coat is an opaque finish)

Order Acknowledgements

Manufacture cannot commence until our detailed order acknowledgements have been signed off and returned to the order processing department.

Quote Reference:523825

SALES NOTES:

All Sizes are to be advised by the Customer as they are currently roughly scaled off the drawings provided of the existing windows for pricing purposes only and must not be used for manufacture.

All Window Types are to be advised; The Sliding Sash are currently 170mm Cords & Weights Windows and the Casements are currently 68mm Stormproof Casements.

No Allowance has been made for any Doors or Door/Sidelight Combinations

All Sizes shown for the Sliding Sash Windows are the Actual Window Sizes, the Daylight Sizes will therefore be 80mm less on the Height & 160mm less on the Width to account for the Boxes which encase the Weights.

Please note that our Stormproof Windows are designed to sit within a reveal, not behind it

All Items have been priced as Softwood Frames with Hardwood Cills

ALL Glazing has been priced as Double Glazed (all 24mm Units). However, this must be confirmed by the Customer as the Existing Sliding Sash Sections appear to show Single Glazed Windows (Thickness of Double Glazed Units also to be confirmed)

All Sash Horn Requirements are to be advised, we have priced as per the Existing Window Sections in terms of locations (Streatley - Top Sash only; Willoughby/Prince Arthur - Both Sashes)

ALL Sliding Sash Bottom Sash Bottom Rails have been priced as 100mm.

No Allowance has been made for any Obscure Glass as Window Locations unknown at the time of pricing.

ALL Bars have been priced as 32mm Solid Glazing Bars (Our Narrowest), giving Individual Glass Units within the Sashes

Please note that we have not allowed for any Special Leaded Designs to Willoughby/Prince Arthur Windows as we need further details to price correctly. All Lead is therefore priced as standard 9mm Antique Square Lead

Oriel Court - All First Floor Windows priced as Fire Escape where possible but the locations of the actual Fire Escapes are to be advised

Streatley Flats - We have allowed for Swept Top Sashes to the Windows, we are unable to show visually within our software but they are included (depth of the Arches is to be advised)

Willoughby Road - W14-W16 & W18-W20 - Priced as Stormproof Casements. These will be sat within the reveal, not behind it.

Prince Arthur Road - W2/W5/W10 - Elevation Changed as too narrow for Glass at current sizes if there are 3 sashes (minimum glass width is 200mm)