



Established 1980

PROTECTAHOME LTD

*Targeting problems with the **best** solutions*

Our Ref: 92425.2/RDT/RLB/NM
Your Ref:

17th August 2021

Natalie Silva QS
Beech Design and Build
Bridgwater House
58-60 Whitworth Street
Manchester
M1 6LT

Regional Office:

Grafton House, Paget Close, Bromsgrove,
Worcestershire, B61 7JE
Telephone: (01527) 577766
Email: info@protectahome.co.uk
Website: www.protectahome.co.uk
UK Enquiry Line: 0845 601 1980

By Email Only

Dear Natalie

Re: TENDER FOR SCHEME OF WATERPROOFING, PICCADILY WAREHOUSE (11 BLOOM STREET & MINDEL HOUSE), MANCHESTER

Further to our recent emails, telephone conversation and subsequent meeting on site, I write to provide our scheme and offer in respect of installing a Type C, drained protection, system of Waterproofing to walls and floors as denoted on the plan and sections attached.

In reviewing our offer, I respectfully advise that my design negates the need for the perimeter and cross floor drainage channel to be set within a trench like void to the slab. The design allows for the void to be formed via a 50mm layer of closed cell insulation, as **Section A**. This not only saves the contractor a significant outlay in forming the trench, but enhances serviceability.

I have included with the offer to treat the overhead vaulting with a standard 8mm cavity drain membrane with brick plug fixings installed at a rate of 14 per square meter. It is assumed that the finishes to such will be formed by others, and via a self-supporting frame. It is further assumed that the vaulting is not subject to live water ingress, or is sited below an external soffit or deck.

We understand the Lift pits are also to be incorporated in to the scheme, and will require the benefit of a long term guarantee and design PI. Accordingly and in accordance with BS8102 and good practice, is it proposed such be treated as per the accompanying Section Detail with each pit being built from water tight concrete.

The listed nature of the building limits the protection we are able to provide, in essence limiting such to the fitment of a Type C drained down system only. With this in mind it is of some importance the structure be thoroughly overhauled with all defects, poor mortar and or mortar coursing being made good, in advance of our work.

The basement incorporates 48 concrete columns that penetrate the structural slab, and therefore provide a passage way for water ingress. For the sake of this offer we have allowed to treat the lower portion of such with a (non-reversible) Type A Cementitious tanking material, for example Newton 107f. Given the above statement on listing, we suggest you seek separate approval for this treatment.

Given the complexity of the project and the need to continue dialogue, not least regarding sequencing, I recommend a further on site meeting be arranged once the new floor slabs are in place.

I suggest the items listed below form the agenda for this meeting:

- Discharge from the internal drain (connection to mains drain).
- Surface deviation from datum (flatness and regularity of the floor slab).
- 50mm closed cell - void forming- floor insulation (included in to our scheme of works).

Regional Offices: Birmingham, Bristol, Bromsgrove,
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- Service Port (location and accessibility).
- Service penetrations.
- The lightwells (drainage and maintenance).
- Vaulted / overhead masonry.
- Lift pits (2 platform and 2 standard depth).
- Listed nature of building.
- Concrete columns.
- Battery backup / power outage.
- End use (Environmental grade as referred to below).
- Primary defence (as referred to below).
- Sequencing and program.

The scheme that follows assumes all enabling, preparatory and finishing works will be carried out by you or your builders and that Protectahome's work will be limited to the design and fitment of waterproofing only.

I confirm systems designed by Protectahome are covered by our own Professional Indemnity Insurance and the installation carries a 10 Year Guarantee. In addition, we can provide optional Guarantee Protection Insurance if required.

The scheme complies with general guidance set out within BS8102 Code of Practice for Protection of Structures Against Water from the Ground.



SPECIFICATION OF WORK

1. FOR WATERPROOFING TO BE CARRIED OUT BY YOUR BUILDERS

To be read in conjunction with the plan and section attached:

Preparation - Summary

Allow parking for one van for the duration of the works.

Provide welfare, a free supply of water and electricity and allow uninterrupted access.

Provide, free of charge, a skip for the disposal of waste and membrane off cuts.

Remove all and any fittings, electric cables and plumbing.

Remove all joinery.

Remove the existing linings, including all plaster

Remove any unwanted walls and affect all structural works.

Repair and make good any defects within walling.

Remove all floor finishes including any screed

Clean/Scabble and/or make good the lower 1.0m margin of all 48 concrete columns.

- If the wall / column joint is defective, such must be made good.

Construct the 4 lift pit super structures from Type B watertight concrete, as the attached section detail, with such incorporating a sump chamber void being 650mm x 650mm x depth relevant to the type of lift pit.

Remove the existing floor and replace with a new concrete slab, such to be laid on a simple curing membrane – wall to wall only.

- The new floor slab must be smooth, flat and level and not deviate from datum, being the sump chamber edge / lip, by +/- 5mm. See important notes below.
- The slab must incorporate 8 number concrete lined voids being 650mm x 650mm x 650mm ready to accept our sump liners.
- If the existing slab is to be retained such must be in good order, being free from defect.
- If levelling required this must be carried out utilising Ardite two part self-levelling compound or, if required, a sand / cement based fully bonded sacrificial screed (not gypsum based).

Finishes: (to be carried out following our work):

Once the floor insulation and floor membranes are installed, lay a min 65mm thickness screed to appropriate British Standard.

In front of our clear cavity drain wall membrane, construct a timber or metal framed dry lining.

To the meshed membrane of window reveals apply, via dot and dab adhesives, standard 12.5mm plaster boards and skim plaster finish.

Connect all sump chamber stand pipes to the mains drainage utilising 50mm pressure pipe only.



To each of the sump units (12 in number) provide a 240v power supply (2 x 13amp non switched spurs to each), and make all final electrical connections.

- If battery backup devices are purchased, make all final electrical connections.

Install first/second fix electrics as required.

Fit 12.5mm plaster board to dry linings.

Make good /Install new ceiling, insulate if required.

Supply and fit new skirting board/joinery/door linings/staircase.

2. FOR WATERPROOFING TO BE CARRIED OUT BY PROTECTAHOME

To be read in conjunction with our sketch plan attached.

Apply PTS Tanking slurry / Newton 107f, or other similar approved material to the column to an approximate height of 1.0m, extending to the floor slab by 50cm.

To maximum height, install 8mm Clear Cavity Drain membrane to all walls, with brick plug fixings at 1.5m horizontally and 1.0m vertically.

Install Meshed Cavity Drain Membrane to window reveals.

Install 8mm Clear Cavity Drain membrane to the underside of vaulting, with brick lug fixings at a rate of 14 per square metre.

Install 8mm Clear Cavity Drain membrane to the lift pits as designated on the section attached.

Install drainage channels as indicated on the enclosed sketch plan, including the lift pit sections. Test and leave in full operating order ready for waterproofing to be applied.

Install servicing ports (see plan for location).

- It is imperative these ports are made accessible (for servicing) and that any dry lining accommodate access to such. We suggest, for aesthetic reasons, the ports be concealed via an electrician blank back box.

Install 2 pumps and a battery operate alarm to each of the lift pits.

Install sump liner to 8 prepared voids and concrete in to place.

Install 2 automatic pumps the sump liners.

Install 1.0m long discharge pipes to each of the pumps.

- For the purpose of this offer, I have allowed to install short, 1.0m long, discharge pipes only. Onward supply and final connection to mains drain is to be carried out by your own plumber. It is important 50mm pressure pipe / solvent weld plumbing is utilized in all locations

Install battery operated high water alarms.

To the entire floor areas install 50mm closed cell insulation.

To the entire floor area install 8mm Cavity Drain Floor Membrane, such tape sealed to wall membrane.

Revisit site to commission all sump units.



IMPORTANT NOTES:

PRIMARY DEFENCE (especially important as scheme is restricted to one form of waterproofing defence only)

Any drained down waterproofing system relies on the structure to provide the primary defence against ingressing ground water. With this in mind it is important all defects, voids and poor mortar coursing within original walling is made good prior to the installation of our membranes. Obviously, this also applies to any new walling being constructed in the basement.

SURFACE REGULARITY AND DEVIATION FROM DATUM:

Where Protectahome are to lay drainage channels on top of the new structural slab, such must be level and have a Surface Regularity (flatness) of no less than SR1 (3mm on a slip gauge) as defined in table 5 of BS 8204 – 1 2003. The base on to which the drainage channel sits plays an essential role in the drained protection waterproofing system and therefore the surface should have a surface regularity and departure from datum in keeping with the subsequent fitting of “specialised equipment”.

The discharge points for the drained protection waterproofing system must be considered as the datum point for the waterproofing system. The deviation from the datum may not be more than +/-5mm at any point between the datum and the furthest point on the floor to which the continuous waterproofing system extends. Equally, the deviation from the datum may be up to +15mm as long as this point of deviation is at the furthest point from the datum and does not occur at any mid-point that may lead to water becoming stranded.

SERVICE REQUIREMENTS:

The drained protection (Type C) waterproofing system is wholly reliant upon the removal and management of seepage of ground water from behind the membranes employed. In order to ensure the long term efficacy of the waterproofing system regular inspection and servicing will be required.

The Peripheral Drainage Channel (PDC) and Cross Floor Drainage Channel (CFDC) must be inspected and periodically flushed out, subject to site conditions, to ensure that any seepage/free water behind the drained protection waterproofing is managed and safely discharged.

The sump units and drainage channels will require an assessment by Protectahome six months after installation / commissioning at which point we will be happy to provide you with our recommendations and the frequency of servicing requirements. The post installation assessment is made at no further cost to you but is subject to the account for the works being paid in full and on time

The post installation assessment does not include for any service requirements that might be identified at the time of the assessment being completed.

Protectahome can provide regular/annual services of the waterproofing system on an ongoing charged basis for the duration of the guarantee period or longer if so required. This is subject to the instructions of the beneficiary of any guarantee being received and a service agreement being offered and accepted.

END USE:

It is anticipated your client wish to utilise the area we are to treat as semi domestic living accommodation, with bin stores and plant room areas ?

- It is imperative when designing a suitable system of waterproofing the end use is accurately assessed. Should you consider our anticipated end use to be inaccurate please advise us so in order that we may reconsider our recommendations.

Having given consideration to the proposed end use and the environmental grades defining performance levels as set out in British Standard 8102 – which are as follows, we have allowed within our costs to provide a waterproofing solution capable of delivering a **Grade 3 Environment for the accommodation with Grade 2 for the bin stores etc.**



Grade	Example of use of structure	Performance Level
1	Car Parking; plant rooms (excluding electrical equipment); workshops	Some seepage and damp areas tolerable, dependent on the intended use. Local drainage might be necessary to deal with seepage.
2	Plant rooms and workshops requiring a drier environment (than Grade 1); storage areas	No water penetration acceptable. Damp areas tolerable; ventilation might be required
3	Ventilated residential and commercial areas, including offices, restaurants etc., leisure centres	No water penetration acceptable Ventilation, dehumidification or air conditioning necessary, appropriate to the intended use
The previous edition of BS8102 referred to 4 Environmental Grades . Grade 4 has not been retained in the current standard as the only difference in performance to a Grade 3 Environment related to the level of ventilation, dehumidification or air conditioning being provided.		

- Support measures including the provision of heating, ventilation, servicing of drainage provisions and general maintenance will be required to meet and maintain **Environmental Grades**. Such measures have **not** been included for within our quotation.

FLOODING FROM ABOVE:

This system has not been designed to control water penetrating from the ground floor due to catastrophic/flash surface flooding of the area surrounding the property.

CONDENSATION:

Once the waterproofing system has been applied, all rooms treated will require the application of natural/powered ventilation to ensure that the environmental grade is met and maintained. We have not costed for the installation of condensation control products, as the exact conditions may only be established once the waterproofing has been completed.

We would advocate testing of the relative humidity on site once the waterproofing system has been installed and any "wet trade" work has dried out. **Please Note:** Failure to embrace this advice may lead to the formation of black spot mould.

For your assistance we have reproduced below information relating to environmental grades as contained within CIRIA documents C139 and C140. This information is given for your guidance and as an indication of the relative humidity and temperature ranges that may need to be achieved. For site-specific information we recommend that you consult a heating and ventilation specialist.

Grade	Relative Humidity	Temperature Range
3	40-60%	Offices: 21-25 °C
	55-60% for restaurants in summer	Residential: 18-22 °C

Note: In order to install some powered ventilation products it may be necessary to install ducting and a power supply.

It is often beneficial to incorporate these requirements into the finish of the water proofing system to aid the installation process at a later date. We would be happy to discuss this with you in more detail when the works are underway.



POWER OUTAGE:

The Type C Drained Protection waterproofing system is wholly reliant upon the removal of water from the behind the membranes. Where drainage discharges to a sump and is then pumped away there is a risk of flooding occurring in the event of a power failure. In properties prone to short term power outage we advise a battery backup system be installed. In properties prone to regular and / or long term outage we advise consideration be given to the fitment of a generator pack.

For your consideration we have provided a unit cost for a single battery and back up device as per the attached pdf.

Side Note 17/08/2021 - As discussed via telephone and email we have agreed to supply 6 number units

GENERAL:

No provision is yet made to treat steps or staircases, light wells and overhead soffits other than that specifically mentioned.

It is essential that the external fabric of the building be maintained in a weatherproof and watertight condition to ensure that penetration of rainwater is prevented.

It is vitally important that the waterproofing is not punctured in any way. If a fixing, through our membrane, is required advice should be sought from ourselves. Similarly, should the membrane be damaged or disturbed after completion we must be advised immediately as repair will be necessary.

This quotation assumes the structure is sound enough to accept the direct application of the waterproofing system. Should it be found that this is not the case, the specification may have to be changed and additional costs may apply.

We reserve the right to amend this specification of remedial works at any time. We would of course consult with the client regarding fundamental changes to the specification.

Any works undertaken must comply with all appropriate statutory planning and building control regulations. Failure to do so could result in any non-compliant works being removed as well as give rise to other liabilities. Please note that our engagement does not include any analysis of or giving any opinion on what needs to be done to comply with such planning and building regulations matters.

It is your responsibility to apply and abide by all conditions imposed and we recommend that you take independent advice from a suitably qualified professional (e.g. an architect/planning designer) on such matters.

Our enclosed specification is based upon waterproofing requirements as set out in BS8102 but we would be pleased to upgrade our specification and quotation to accommodate any statutory compliance required if you're planning/building regulations adviser tells us what additional works need to be undertaken in this regard.

The company accepts no responsibility for additional costs/fees and/or delays as a result of your failure to obtain necessary permissions. Furthermore, receipt of your written order will signify to us that all permission/approval, if required, has been granted.

Please note that, in addition to the above, a structural engineers design may be required for certain works such as light-well construction, underpinning, floor construction etc.



OFFER

Re: TENDER FOR SCHEME OF WATERPROOFING, PICCADILY WAREHOUSE (11 BLOOM STREET & MINDEL HOUSE), MANCHESTER

To carry out the work as set out within the specification of remedial works above:

2. FOR TYPE C WATERPROOFING, TO INCLUDE:

- Cavity drain wall membrane to a maximum height of 3.0m
- Meshed Cavity drain membrane to window reveals
- Perimeter and cross floor drainage
- Service ports for the above
- 50mm void forming closed cell floor insulation
- 8mm Cavity drain floor membrane
- 8mm Cavity drain membrane to vaulted masonry
- 8mm Cavity drain membrane and drainage to lift pits (4 in number)
- Two pumps and a high water alarm to each of the lift pits (4 in number)
- 8 number sump units, with each including two pumps and a high water alarm, as the basement as plan

£ **Plus VAT at standard rate.**

2. FOR TYPE A WATERPROOFING TO THE 48 COLUMNS

£ **Plus VAT at standard rate.**

2. FOR THE SUPPLY OF SIX NUMBER BATTERY BACK UP DEVICE (as per the attached pdf file)

£ **Plus VAT at standard rate.**

2. FOR GPI BACK UP INSURANCE

£ **Zero rated for VAT (this is based on 10 separate dwellings)**

(Note: If there are to be more or less dwellings/units within the Waterproofed area, please advise in order that we may provide a revised figure)

All quotations issued by the company are subject to our standard terms and conditions a copy of which is attached.

Our quotation for work does not include VAT, which will be charged at the standard rate unless otherwise stated.

Our quotation has been prepared on the basis waterproofing and drainage works will be carried out in NO MORE THAN 6 separate, but continuous visits to site. The need for return visits as a result of inadequate or poor preparation, for example, will be chargeable to the client at a rate of ...per return visit.

The final visit is to commission the pump units and will require the client to have a 240v power supply in place.

The Protectahome Guarantee for the waterproofing system will not be issued unless the sump and pumps have been commissioned, tested and a commissioning certificate has been created.

The system Guarantee must be validated by regular inspection and servicing (annually as a minimum) of the sump/s, pump/s and connected drainage channels which will be subject to site conditions and requirements as directed by Protectahome Limited following the post installation assessment.



The guarantee for the work will not be issued until the work has been completed to specification and our account has been paid in full.

This quotation will remain open for acceptance for a period of 28 days from the date of issue. Once accepted the work must be carried out within three months.

GUARANTEE INSURANCE

With over Forty years of trading behind us we consider that your Guarantee for the work will be meaningful and worthwhile. In addition, we are able to offer you the opportunity to obtain an Insurance backed Guarantee to compliment that issued to you by Protectahome Limited.

This Insurance backed Guarantee gives you the opportunity to obtain totally independent Guarantee Insurance for a nominal one off fee.

The insurance issued will give you peace of mind that should Protectahome Limited cease to exist during the 10 year period of the Waterproofing Guarantee, your interest is secured by the existence of the Guarantee Insurance.

Protectahome will offer the Guarantee back-up insurance, which will be issued if the fee is paid by the client. See estimate/quotation.

Upon completion of the Protectahome work and settlement of the account, Protectahome will forward the guarantee insurance documents to the insurer, who will process them and issue the insurance certificate.

In addition, Guarantee Insurance **does not attract VAT** and there are **no annual premiums** to be paid.

PAYMENT TERMS

Commercial Accounts

A 50% deposit is payable upon acceptance of our quotation. The balance is payable in full within 30 days of the date of valuation/invoice. We reserve the right to issue interim valuations/invoices from time to time for work completed and materials on site.

In the event of late payment, interest may be charged in accordance with ***The Late Payment of Commercial Debts (Interest) Act 1998*** (and any amendments thereto) in addition to costs and collection charges that may accrue.

The content of this entire document and attachments are provided for the stated purpose and the sole use of the named client/addressee on page one. It may only be used within the context of the instructions under which it has been prepared. Any inspection, investigation, letter or report has been carried out and prepared with skill, care and diligence reasonably to be expected of a competent specialist contractor within our field of expertise. However we accept no responsibility whatsoever to any third party for the whole or any part of this document and attachments, any such persons rely upon this document and attachments expressly at their own risk.

Please confirm your instructions to proceed with the works on the acceptance form enclosed with this report. Acceptance of this budget quotation signifies that you have read and understood this report and all attachments and agree to be bound by the company's standard terms of trading.



We look forward to receipt of your instructions to proceed with the work, in the interim should you have any queries please do not hesitate to contact me directly.

Yours sincerely

PROTECTAHOME LIMITED

Richard tye

RICHARD D TYE CTIS, CSSW
Area Manager

Enc: Terms and Conditions of Business
Acceptance



Commercial Customers Accepting this Quotation

VAT Domestic Reverse Charge

In line with new legislation, could you please answer the following questions:

Tick where appropriate please

Are you the end User

Yes

☐

No

☐

Are you registered for VAT

Yes

☐

No

☐

If "Yes", please provide your VAT number: _____

Are you registered for CIS

Yes

☐

No

☐

If "Yes", please provide your Unique Tax Reference (UTR): _____

Unless specified differently the following wording will be included on our invoice where VAT Reverse Charge applies:

Customer to pay output tax of £ to HMRC

Or

Please include the specific narrative that you would require on an invoice from us to comply with reverse charge VAT:

PROTECTAHOME LIMITED

Usk House, Langstone Business Park, Priory Drive, Newport, NP18 2LH
Tel: 01633 411977 Fax: 01633 411903
Email info@protectahome.co.uk

ACCEPTANCE OF QUOTATION

TENDER FOR SCHEME OF WATERPROOFING, PICCADILY WAREHOUSE (11 BLOOM STREET & MINDEL HOUSE) – MANCHESTER

		Please tick Item/s Accepted in the box	✓
2. FOR TYPE WATERPROOFING			
2. FOR TYPE A WATERPROOFING	Quoted 17/08/2021		
2. TO SUPPLY SIX NUMBER BATTERY BACK UP DEVICES)			
TOTAL	(VAT is chargeable at the standard rate)	£ TBC + VAT*	
Deposit Due = 50% of total	Deposit enclosed	£ To Be Confirmed	✓
GUARANTEE INSURANCE		£ This is zero rated for VAT	

*VAT is chargeable at the standard rate, unless otherwise stated

Name of person placing Instructions:

Address:

Tel. Daytime:

Tel. Evening:

We may make a search with a credit referencing agency, which will keep a record of that search and will share information with other businesses. We may also make enquiries about the principal directors of companies with a credit reference agency.

Invoice Address if different:



We accept all major cards for your deposit or the full contract sum



Card Number:

Expiry Date & Issue No:

Deposit* / Full Amount* * please delete

Name as it appears on the card:

I/We confirm I/we have read and understand the scope of the works as detailed in the quotation. I/We confirm I/we have been provided with a copy of Protectahome's Terms and Conditions and have retained a copy for our records and agree to act in accordance with those Terms and Conditions. I/We accept Protectahome's terms of payment are strictly 30 days.

Signed

Date

Payment Terms: Within **30 days** of date of invoice

If retention is to be withheld, we reserve the right to apply interest to the outstanding unpaid balance of our account for the duration of the retention/defects liability period at a rate to be agreed.

