



NORTHBRIDGE
PROJECT CONTROLS

Tender & Scope Review

Riverside Office - Roofing & Façade Package

Fictional tender value: £2.85m | Return: 18 Sep 2026

1. Executive Tender Summary

£2.85m Indicative package	14 Clarifications	6 High risks	9 Assumptions
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The tender comprises insulated standing seam roofing, rainscreen cladding, associated insulation/membranes, fire barriers, flashings, secondary steel interfaces and perimeter sealants. The review identifies several scope boundaries requiring clarification, particularly around access, secondary support steel, builders work, fire-stopping interfaces and temporary weathering.

2. Scope Breakdown

Element	Included scope	Notes
Standing seam roof	Insulation, VCL, clips, sheets, flashings	Confirm acoustic build-up
Rainscreen cladding	Rails, brackets, insulation, membranes, panels	Secondary steel clarification
Fire barriers	Horizontal/vertical cavity barriers	Confirm tested interfaces
Interfaces	Windows, parapets, podium transition	Stage 4 details incomplete
Access	MEWPs/scaffold assumed by MC	Documents inconsistent

Key Exclusions / Qualifications

- Structural primary and secondary steel unless specifically identified.
- Builders work, penetrations and making good by others.
- Temporary weathering beyond normal daily protection.
- Scaffold and powered access assumed by main contractor.
- Post-tender design changes subject to commercial adjustment.

3. Clarifications / RFIs

Ref	Clarification	Reason / risk
TQ-01	Confirm party responsible for secondary façade support steel.	Potential significant unpriced scope.
TQ-02	Confirm scaffold / MEWP provision throughout façade works.	Access cost and programme risk.
TQ-03	Issue completed podium-to-façade waterproofing detail.	Current detail incomplete.
TQ-04	Confirm tested fire barrier system at slab-edge interfaces.	Compliance / product selection risk.
TQ-05	Confirm design responsibility matrix for brackets and fixings.	Professional design liability.
TQ-06	Clarify tolerance survey responsibility and timing.	Could impact fabrication release.

4. Tender Risk Register

Risk	Prob.	Impact	Rating	Mitigation
Secondary support steel implied	M	High	HIGH	Clarify and qualify tender
Access strategy not fixed	H	Med	HIGH	Price option / confirm MC provision
Incomplete Stage 4 interfaces	H	Med	HIGH	Design development allowance
Fire barrier interface unconfirmed	M	High	HIGH	Require tested detail approval
Fabrication dependent on survey	M	Med	MED	Include survey hold point
Compressed programme	M	Med	MED	Resource-loaded programme review

5. Assumptions & Recommendation

- Return tender with a concise schedule of clarifications and exclusions rather than absorbing uncertain scope.
- Separate provisional allowances for incomplete interface details and support steel where responsibility is unresolved.
- Confirm access provision before final commercial submission.
- Protect design liability by clearly stating the assumed design responsibility matrix.
- Include lead-time and information-release requirements in the tender programme.

Commercial Recommendation

Proceed to final tender subject to closure or qualification of the high-priority technical and commercial items above. The package should not be submitted on an unqualified lump-sum basis until responsibility for support steel, access and fire-barrier interfaces is confirmed.