

Specification for Urban Bubble

Dale Street Apartments

Ref: 0013551004

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PART 1 - PRELIMINARIES

Dale Street Prelims

10 May 2018

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A10

PROJECT PARTICULARS

Dale Street Apartments

A10 PROJECT PARTICULARS

110 THE PROJECT

- Name: Dale Street Apartments.
- Nature: External Repair Works.
- Location: Dale Street, Manchester.
- Length of contract: TBC.

120 EMPLOYER (CLIENT)

- Name: Urban Bubble.
- Address: Sevendale House, Dale Street, Manchester, M1 1JA.
- Contact: Andrea Hall.
- Telephone: 0161 236 3344.
- E-mail: TBC.

130 PRINCIPAL CONTRACTOR (CDM)

- Name: TBC.
- Address: TBC.
- Contact: TBC.
- Telephone: TBC.
- E-mail: TBC.

140 ARCHITECT/ CONTRACT ADMINISTRATOR

- Name: Rider Levett Bucknall.
- Address: 1 King Street, Manchester M2 6AW.
- Contact: Tony Leishman.
- Telephone: 0161 868 7700.
- E-mail: Tony.Leishman@uk.rlb.com.

150 PRINCIPAL DESIGNER

- Name: RiderLevett Bucknall.
- Address: 1 King Street, Manchester M2 6AW .
- Contact: Sam Mephram.
- Telephone: 0161 868 7700.
- E-mail: N/A.

A11

TENDER AND CONTRACT DOCUMENTS

Dale Street Apartments

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS

- The tender drawings are: 0013551-003 & 004.

120 CONTRACT DRAWINGS

- The Contract Drawings: The same as the tender drawings.

160 PRECONSTRUCTION INFORMATION

- Format: The Preconstruction information is described in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries and other tender documents.

A12

THE SITE/ EXISTING BUILDINGS

Dale Street Apartments

A12 THE SITE/ EXISTING BUILDINGS

110 THE SITE

- Description: The Site 'Dale street apartments' consist of three apartment blocks, the Met, Millington House (previously known as Industry House) and Langley Building. The buildings are used as residential apartments and reside on Dale Street and China Lane found within Manchester's Northern Quarter. Millington House and Langley Building are both Grade 2 listed.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

- Description: Buildings in the locality comprise of apartments, hotels and warehouse units.

200 ACCESS TO THE SITE

- Description: External access is available at any time, if internal access is required arrangements should be made via RLB.
- Limitations: N/A.

210 PARKING

- Restrictions on parking of the Contractor's and employees' vehicles: No parking available on the site. Contractor to use local parking facilities.

220 USE OF THE SITE

- General: Do not use the site for any purpose other than carrying out the Works.
- Limitations: There are no facilities on-site available for the contractor.

230 SURROUNDING LAND/ BUILDING USES

- General: Adjacent or nearby uses or activities are as follows:
 - Residential Apartments / Hotels / Warehouses / Offices.

240 HEALTH AND SAFETY HAZARDS

- General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present:
 - Close proximity to local public highway.
- Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
- Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 SITE VISIT

- Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
- Arrangements for visit: Arrangements are to be made via RLB.

A13

DESCRIPTION OF THE WORK

Dale Street Apartments

A13 DESCRIPTION OF THE WORK

110 PREPARATORY WORK BY OTHERS

- Works: Carried out under a separate contract and completed before the start of work on site for this Contract.
- Description: N/A.

120 THE WORKS

- Description: The works comprise of the refurbishment of external facades including masonry repairs, repointing, cleaning of elevations and redecorations.

130 WORK BY OTHERS CONCURRENT WITH THE CONTRACT

- Description: N/A.

140 COMPLETION WORK BY OTHERS

- Description: N/A.

A20

JCT INTERMEDIATE BUILDING CONTRACT (IC)

Dale Street Apartments

A20 JCT INTERMEDIATE BUILDING CONTRACT (IC)

INTERMEDIATE BUILDING CONTRACT (IC)

- The Contract: JCT Intermediate Building Contract 2016 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

THE RECITALS

First - THE WORKS

- Comprise: External refurbishments including masonry repairs, repointing, cleaning of elevations and redecorations.
- Location: Dale Street Apartments (The Langley Building, The Met & Millington House) Dale Street, Manchester.

Second - CONTRACT DRAWINGS

- The Contract Drawings: As listed in clause A11/120.

Third - OTHER DOCUMENTS SUPPLIED BY THE EMPLOYER

- Comprise: the Work Schedules.
- Named person: The whole of the text referring to a named person as a subcontractor will be deleted.

Fourth A - PRICING BY THE CONTRACTOR

- Option A will apply: Option B will be deleted.
- Priced document: Within Option A the following words will be deleted:
 - Bills of Quantities.
- Priced Activity Schedule: The words 'and has provided the Employer with a priced schedule of activities annexed to this contract (the Activity Schedule)' will be deleted.

Sixth - INFORMATION RELEASE SCHEDULE

- The Sixth Recital will be deleted.

Eighth - DIVISION OF THE WORKS INTO SECTIONS

- The Eighth Recital will be deleted

ARTICLES

3 - ARCHITECT/ CONTRACT ADMINISTRATOR

- Architect/ Contract Administrator: See clause A10/140.

5 - PRINCIPAL DESIGNER

- Principal Designer: See clause A10/150.

6 - PRINCIPAL CONTRACTOR

- Principal Contractor: See clause A10/130.

CONTRACT PARTICULARS

Fifth Recital and Clause 4.6 - CONSTRUCTION INDUSTRY SCHEME (CIS)

- Employer at the Base Date is not a 'contractor' for the purposes of the CIS.

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Seventh Recital - CDM REGULATIONS

- The project is notifiable.

Tenth Recital and Schedule 5 - SUPPLEMENTAL PROVISIONS

- Collaborative working: Supplemental Provision 1 does not apply.
 - Health and safety: Supplemental Provision 2 does not apply.
 - Cost savings and value improvements: Supplemental Provision 3 does not apply.
 - Sustainable development and environmental considerations: Supplemental Provision 4 does not apply.
 - Performance indicators and monitoring: Supplemental Provision 5 does not apply.
 - Notification and negotiation of disputes: Supplemental Provision 6 does not apply.
 - Where Supplemental Provision 6 applies, the respective nominees of the parties are:
 - Employer's nominee: N/A.
 - Contractor's nominee: _____.
- Or such replacement as each party may notify to the other from time to time.

Article 8 - ARBITRATION

- Article 8 and clauses 9.3 to 9.8 (arbitration) apply.

Clause 1.1 - BASE DATE

- Base Date: TBC.

Clause 1.1 - BIM PROTOCOL

- BIM Protocol (where applicable): N/A.

Clause 1.1 - DATE FOR COMPLETION OF THE WORKS

- Date for completion of the Works (where completion by sections does not apply): TBC.

Clause 2.4 - DATE OF POSSESSION OF THE SITE

- Date of Possession of the site: TBC.

Clause 2.5 - DEFERMENT OF POSSESSION OF THE SITE

- Clause 2.5 does not apply.
- Where clause 2.5 applies, maximum period of deferment (if less than six weeks) is N/A.

Clause 2.23.2 - LIQUIDATED DAMAGES

- Damages: At the rate of £250 per week or part thereof.

Clause 2.30 - RECTIFICATION PERIOD

- Period: Twelve months from the date of practical completion of the Works.

Clause 4.3 and 4.9 - FLUCTUATIONS PROVISION

- Fluctuations Provision: no Fluctuations Provision applies.
- Where Schedule 4 applies, percentage addition (paragraph 12): N/A.

Clause 4.7 - ADVANCE PAYMENT AND ADVANCE PAYMENT BOND

- Advance payment: Clause 4.7 does not apply.

Clause 4.8.1 - INTERIM PAYMENTS - INTERIM VALUATION DATES

- The first Interim Valuation Date is: 1 Month after commencement, and thereafter the same date in each month or the nearest Business Day in that month.

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Clause 4.9.1 - INTERIM PAYMENTS - PERCENTAGE OF VALUE

- Not achieved practical completion: Where the Works, or those works in a section, have not achieved practical completion, the percentage of total value in respect of the works that have not achieved practical completion is 95%.
- Completed works: Where the Works, or those works in a section, have achieved practical completion, the percentage in respect of the completed works is 97.5%.

Clause 4.10.4 - LISTED ITEMS - UNIQUELY IDENTIFIED

- The Contract Particulars item for clause 4.10.4 will be deleted.

4.10.5 - LISTED ITEMS - NOT UNIQUELY IDENTIFIED

- Listed items: The Contract Particulars entry for Clause 4.10.5 will be deleted.

Clause 6.4.1 - CONTRACTOR'S PUBLIC LIABILITY INSURANCE: INJURY TO PERSONS OR PROPERTY

- Insurance cover for any one occurrence or series of occurrences arising out of one event: £ 10,000,000.

Clause 6.5.1 - INSURANCE - LIABILITY OF EMPLOYER

- Insurance is not required.

Clause 6.7 and Schedule 1 - WORKS INSURANCE - INSURANCE OPTIONS

- Schedule 1: Insurance option C applies.
- Percentage to cover professional fees: TBC per cent.
- If option A applies, annual renewal date (as supplied by the Contractor): _____.
- Where Insurance Option C applies, Paragraph C1: applies.

Clause 6.15 - JOINT FIRE CODE

- The Joint Fire Code: Does not apply.

Clause 7.2.2 - GUARANTEE FROM THE CONTRACTOR'S PARENT COMPANY

- Guarantee: is not required.
 - Parent company's name and registration number: _____.
 - The required form of guarantee is set out in: N/A.

Clause 9.2.1 - ADJUDICATION

- The Adjudicator is: TBC.
- Nominating body - where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established): The Royal Institution of Chartered Surveyors.

Clause 9.4.1 - ARBITRATION

- Appointor of Arbitrator (and of any replacement): President or a Vice President of the Royal Institution of Chartered Surveyors.

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

SECTION 2: CARRYING OUT THE WORKS

SECTION 3: CONTROL OF THE WORKS

SECTION 4: PAYMENT

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SECTION 5: VARIATIONS

SECTION 6: INJURY, DAMAGE AND INSURANCE

SECTION 7: ASSIGNMENT AND COLLATERAL WARRANTIES

SECTION 8: TERMINATION

SECTION 9: SETTLEMENT OF DISPUTES

EXECUTION

- The Contract: Will be executed under hand.

A30

TENDERING/ SUBLETTING/ SUPPLY

Dale Street Apartments

A30 TENDERING/ SUBLETTING/ SUPPLY

MAIN CONTRACT TENDERING

- 110 SCOPE
- General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.
- 145 TENDERING PROCEDURE
- General: In accordance with the principles of: Single Stage Selective Tendering 1996.
 - Arithmetical errors: Pricing document is dominant.
- 160 EXCLUSIONS
- Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
 - Relevant parts of the work: Define those parts, stating reasons for the inability to tender.
- 170 ACCEPTANCE OF TENDER
- Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.
 - Costs: No liability is accepted for any cost incurred in the preparation of any tender.
- 190 PERIOD OF VALIDITY
- Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 3 Months.
 - Date for possession/ commencement: See section A20.

PRICING/ SUBMISSION OF DOCUMENTS

- 250 PRICED DOCUMENTS
- Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
 - Measurements: Where not stated, ascertain from the drawings.
 - Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
 - Submit: With the tender.
- 300 QUANTITIES IN THE PRICED DOCUMENT
- Quantities: Where included in the priced document, these have been prepared in accordance with SMM7/ NRM2 only where and to the extent stated.
 - Other items, descriptions and measurements not prepared in accordance with SMM7/ NRM2: Must be priced taking account of the information given elsewhere in the tender documents, including for all associated and ancillary work shown or clearly apparent as being necessary for the complete and proper execution of the work.
- 310 TENDER
- General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

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440 CONTRACT SUM ANALYSIS

- Content of the Analysis: A breakdown of the Contract Sum into at least the following categories:
 - Scaffolding, Roofing works, Masonry repairs, Steelwork, Windows, Surface finishes, Water discharge, General Items.
- Form: Included in shedule of works.
- Fully priced copy: Submit with tender.

480 PROGRAMME

- Programme of work: Prepare a summary showing the sequence and timing of the principal parts of the Works and periods for planning and design. Itemize any work which is excluded.
- Submit: With tender.

530 SUBSTITUTE PRODUCTS

- Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
- Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

540 QUALITY CONTROL RESOURCES

- Statement: Describe the organisation and resources to control the quality of the Works, including the work of subcontractors.
- QA staff: Identify in the statement the number and type of staff responsible for quality control, with details of their qualifications and duties.
- Submit: With the tender.

550 HEALTH AND SAFETY INFORMATION

- Content: Describe the organisation and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
- Include:
 - A copy of the contractor's health and safety policy document, including risk assessment procedures.
 - Accident and sickness records for the past five years.
 - Records of previous Health and Safety Executive enforcement action.
 - Records of training and training policy.
 - The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
- Submit: Within one week of request.

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570 OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

- Content: Submit the following information within one week of request:
 - Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
 - Details of the management structure and responsibilities.
 - Arrangements for issuing health and safety directions.
 - Procedures for informing other contractors and employees of health and safety hazards.
 - Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - Procedures for communications between the project team, other contractors and site operatives.
 - Arrangements for cooperation and coordination between contractors.
 - Procedures for carrying out risk assessment and for managing and controlling the risk.
 - Emergency procedures including those for fire prevention and escape.
 - Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - Arrangements for welfare facilities.
 - Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - Arrangements for consulting with and taking the views of people on site.
 - Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
 - Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
 - Review procedures to obtain feedback.

590 SITE WASTE MANAGEMENT PLAN

- Person responsible for developing the Plan: The Contractor.
- Content: Include details of:
 - Principal Contractor for the purposes of the plan
 - Location of the site.
 - Description of the project.
 - Estimated project cost.
 - Types and quantities of waste that will be generated.
 - Resource management options for these wastes including proposals for minimization/ reuse/ recycling.
 - The use of appropriate and licensed waste management contractors.
 - Record keeping procedures.
 - Waste auditing protocols.
- Additional requirements: N/A.
- Submit with tender.

599 FREEDOM OF INFORMATION

- Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.
- Determination: Submit requests received. Do not supply information to anyone other than the project participants without express written permission.
- Confidentiality: Maintain at all times.

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SUBLETTING/ SUPPLY

630 DOMESTIC SUBCONTRACTS

- General: Comply with the Construction Industry Board 'Code of Practice for the selection of subcontractors'.
- List: Provide details of all subcontractors and the work for which they will be responsible.
- Submit: With tender.

PROVISION, CONTENT AND USE OF DOCUMENTS

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A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

- 110 DEFINITIONS
- Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.
- 120 COMMUNICATION
- Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.
 - Format: In writing to the person named in clause A10/140 unless specified otherwise.
 - Response: Do not proceed until response has been received.
- 130 PRODUCTS
- Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
 - Includes: Goods, plant, materials, site materials and things for incorporation into the Works.
- 135 SITE EQUIPMENT
- Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
 - Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
- 140 DRAWINGS
- Definitions: To BSRIA BG 6 A design framework for building services. Design activities and drawing definitions.
 - CAD data: In accordance with BS 1192.
- 145 CONTRACTOR'S CHOICE
- Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.
- 155 SUBMIT PROPOSALS
- Meaning: Submit information in response to specified requirements.

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160 TERMS USED IN SPECIFICATION

- Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.
- Fix: Receive, unload, handle, store, protect, place and fasten in position and disposal of waste and surplus packaging including all labour, materials and site equipment for that purpose.
- Supply and fix: As above, but including supply of products to be fixed. All products to be supplied and fixed unless stated otherwise.
- Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer/ Purchaser or for use in the Works as instructed.
- Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
- Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Refix: Fix removed products.
- Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.
- Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
- System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

170 MANUFACTURER AND PRODUCT REFERENCE

- Definition: When used in this combination:
 - Manufacturer: the person or legal entity under whose name or trademark the particular product, component or system is marketed
 - Product reference: the proprietary brand name and/ or identifier by which the particular product, component or system is described.
- Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 SUBSTITUTION OF PRODUCTS

- Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
- Reasons: Submit reasons for the proposed substitution.
- Documentation: Submit relevant information, including:
 - manufacturer and product reference;
 - cost;
 - availability;
 - relevant standards;
 - performance;
 - function;
 - compatibility of accessories;
 - proposed revisions to drawings and specification;
 - compatibility with adjacent work;
 - appearance;
 - copy of warranty/ guarantee.
- Alterations to adjacent work: If needed, advise scope, nature and cost.
- Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

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210 CROSS REFERENCES

- Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
- Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
- Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
- Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

220 REFERENCED DOCUMENTS

- Conflicts: Specification prevails over referenced documents.

230 EQUIVALENT PRODUCTS

- Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.

240 SUBSTITUTION OF STANDARDS

- Specification to British Standard or European Standard: Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK.
- Before ordering: Submit notification of all such substitutions.
- Documentary evidence: Submit for verification when requested as detailed in clause A31/200. Any submitted foreign language documents must be accompanied by certified translations into English.

250 CURRENCY OF DOCUMENTS AND INFORMATION

- Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 SIZES

- General dimensions: Products are specified by their co-ordinating sizes.
- Timber: Cross section dimensions shown on drawings are:
 - Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.
 - Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER

410 ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS

- Additional copies: Issued free of charge.

440 DIMENSIONS

- Scaled dimensions: Do not rely on.

450 MEASURED QUANTITIES

- Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.
- Precedence: The specification and drawings shall override the measured quantities.

460 THE SPECIFICATION

- Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

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DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS

630 TECHNICAL LITERATURE

- Information: Keep on site for reference by all supervisory personnel:
 - Manufacturers' current literature relating to all products to be used in the Works.
 - Relevant British, EN or ISO Standards.

A32

MANAGEMENT OF THE WORKS

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A32 MANAGEMENT OF THE WORKS

GENERALLY

110 SUPERVISION

- General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
- Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

115 CONSIDERATE CONSTRUCTORS SCHEME

- Registration: Before starting work, register the site and pay the appropriate fee:
- Contact:
 - Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 0YX.
 - Tel. 01920 485959.
 - Fax. 01920 485958.
 - Free phone 0800 7831423
 - Web. www.ccscheme.org.uk
 - E mail. enquiries@ccscheme.org.uk
- Standard: Comply with the Scheme's Code of Considerate Practice.
 - Minimum compliance level: Standard Compliance.

120 INSURANCE

- Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

130 INSURANCE CLAIMS

- Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person named in clause A10/140 and the Insurers.
- Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

140 CLIMATIC CONDITIONS

- Information: Record accurately and retain:
 - Daily maximum and minimum air temperatures (including overnight).
 - Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 OWNERSHIP

- Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

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PROGRAMME/ PROGRESS

210 PROGRAMME

- Master programme: When requested and before starting work on site, submit in an approved form a master programme for the Works, which must include details of:
 - Design, production information and proposals provided by the Contractor/ Subcontractors/ Suppliers, including inspection and checking (see section A31).
 - Planning and mobilization by the Contractor.
 - Earliest and latest start and finish dates for each activity and identification of all critical activities.
 - Running in, adjustment, commissioning and testing of all engineering services and installations
 - Work resulting from instructions issued in regard to the expenditure of provisional sums (see section A54)
 - Work by or on behalf of the Employer and concurrent with the Contract (see section A50). The nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract Documents.
- Exclusions: Where and to the extent that the programme implications for work which is not so defined are impossible to assess, the Contractor should exclude it and confirm this when submitting the programme.
- Submit: two copies.

230 SUBMISSION OF PROGRAMME

- Further information: Submission of the programme will not relieve the Contractor of the responsibility to advise of the need for further drawings or details or instructions in accordance with the Contract.

240 COMMENCEMENT OF WORK

- Notice: Before the proposed date for commencement of work on site give minimum notice of two weeks.

260 SITE MEETINGS

- General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
- Frequency: Every two weeks.
- Location: Site cabin.
- Accommodation: Ensure availability at the time of such meetings.
- Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
- Chairperson (who will also take and distribute minutes): RLB.

265 CONTRACTOR'S PROGRESS REPORT

- General: Submit a progress report at least 2 Days before the site meeting.
- Content: Notwithstanding the Contractor's obligations under the Contract the report must include:
 - A progress statement by reference to the master programme for the Works.
 - Details of any matters materially affecting the regular progress of the Works.
 - Subcontractors' and suppliers' progress reports.
 - Any requirements for further drawings or details or instructions to fulfil any obligations under the Conditions of Contract.

270 CONTRACTOR'S SITE MEETINGS

- General: Hold meetings with appropriate subcontractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

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290 NOTICE OF COMPLETION

- Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.
- Associated works: Ensure necessary access, services and facilities are complete.
- Period of notice (minimum): 2 Weeks.

310 EXTENSIONS OF TIME

- Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.
- Details: As soon as possible submit:
 - Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
 - An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
 - All other relevant information required.

CONTROL OF COST

410 CASH FLOW FORECAST

- Submission: Before starting work on site, submit a forecast showing the gross valuation of the Works at the date of each Interim Certificate throughout the Contract period. Base on the programme for the Works.

420 REMOVAL/ REPLACEMENT OF EXISTING WORK

- Extent and location: Agree before commencement.
- Execution: Carry out in ways that minimize the extent of work.

430 PROPOSED INSTRUCTIONS

- Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.
- Include:
 - A detailed breakdown of the cost, including any allowance for direct loss and expense.
 - Details of any additional resources required.
 - Details of any adjustments to be made to the programme for the Works.
 - Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction.
- Inability to comply: Inform immediately if it is not possible to comply with any of the above requirements.

440 MEASUREMENT

- Covered work: Give notice before covering work required to be measured.

450 DAYWORK VOUCHERS

- Before commencing work: Give reasonable notice to person countersigning daywork vouchers.
- Content: Before delivery each voucher must be:
 - Referenced to the instruction under which the work is authorised.
 - Signed by the Contractor's person in charge as evidence that the operatives' names, the time daily spent by each and the equipment and products employed are correct.
- Submit: By the end of the week in which the work has been executed.

Dale Street Apartments

480 LABOUR AND EQUIPMENT RETURNS

- Records: Provide for verification at the beginning of each week in respect of each of the previous seven days.
- Records must show:
 - The number and description of craftsmen, labourers and other persons directly or indirectly employed on or in connection with the Works or Services, including those employed by subcontractors.
 - The number, type and capacity of all mechanical, electrical and power-operated equipment employed in connection with the Works or Services

A33

QUALITY STANDARDS/ CONTROL

Dale Street Apartments

A33 QUALITY STANDARDS/ CONTROL

STANDARDS OF PRODUCTS AND EXECUTIONS

110 INCOMPLETE DOCUMENTATION

- General: Where and to the extent that products or work are not fully documented, they are to be:
 - Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
 - Suitable for the purposes stated or reasonably to be inferred from the project documents.
- Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

120 WORKMANSHIP SKILLS

- Operatives: Appropriately skilled and experienced for the type and quality of work.
- Registration: With Construction Skills Certification Scheme.
- Evidence: Operatives must produce evidence of skills/ qualifications when requested.

130 QUALITY OF PRODUCTS

- Generally: New. (Proposals for recycled products may be considered).
- Supply of each product: From the same source or manufacturer.
- Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance.
- Tolerances: Where critical, measure a sufficient quantity to determine compliance.
- Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 QUALITY OF EXECUTION

- Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
- Colour batching: Do not use different colour batches where they can be seen together.
- Dimensions: Check on-site dimensions.
- Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
- Location and fixing of products: Adjust joints open to view so they are even and regular.

140 COMPLIANCE

- Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.
- Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:
 - Properties tested.
 - Pass/ fail criteria.
 - Test methods and procedures.
 - Test results.
 - Identity of testing agency.
 - Test dates and times.
 - Identities of witnesses.
 - Analysis of results.

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150 INSPECTIONS

- Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
 - Date of inspection.
 - Part of the work inspected.
 - Respects or characteristics which are approved.
 - Extent and purpose of the approval.
 - Any associated conditions.

160 RELATED WORK

- Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
 - Appropriately complete.
 - In accordance with the project documents.
 - To a suitable standard.
 - In a suitable condition to receive the new work.
- Preparatory work: Ensure all necessary preparatory work has been carried out.

170 MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS

- General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
- Changes to recommendations or instructions: Submit details.
- Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.
- Agrément certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.

180 WATER FOR THE WORKS

- Mains supply: Clean and uncontaminated.
- Other: Do not use until:
 - Evidence of suitability is provided.
 - Tested to BS EN 1008 if instructed.

SAMPLES/ APPROVALS

210 SAMPLES

- Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:
 - To an express approval.
 - To match a sample expressly approved as a standard for the purpose.

220 APPROVAL OF PRODUCTS

- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

Dale Street Apartments

230 APPROVAL OF EXECUTION

- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

ACCURACY/ SETTING OUT GENERALLY

320 SETTING OUT

- General: Submit details of methods and equipment to be used in setting out the Works.
- Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
- Inform: When complete and before commencing construction.

SERVICES GENERALLY

410 SERVICES REGULATIONS

- New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.

420 WATER REGULATIONS/ BYELAWS NOTIFICATION

- Requirements: Notify Water Undertaker of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details.
- Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.

430 WATER REGULATIONS/ BYELAWS CONTRACTOR'S CERTIFICATE

- On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including:
 - The address of the premises.
 - A brief description of the new installation and/ or work carried out to an existing installation.
 - The Contractor's name and address.
 - A statement that the installation complies with the relevant Water Regulations or Byelaws.
 - The name and signature of the individual responsible for checking compliance.
 - The date on which the installation was checked.

SUPERVISION/ INSPECTION/ DEFECTIVE WORK

510 SUPERVISION

- General: In addition to the constant management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.
- Evidence: Submit, including details of the person proposed, their relevant skills training and knowledge; practical experience; qualifications; membership or registration with professional bodies; employment history, work related assessments and management structure.
- Submittal date: Within one week of request.
- Replacement: Give maximum possible notice before changing person in charge or site agent.

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530 OVERTIME WORKING

- Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.
 - Minimum period of notice: One week.
- Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

540 DEFECTS IN EXISTING WORK

- Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
- Documented remedial work: Do not execute work which may:
 - Hinder access to defective products or work; or
 - Be rendered abortive by remedial work.

550 ACCESS FOR INSPECTION

- Removal: Before removing scaffolding or other facilities for access, give notice of not less than Two weeks.

560 TESTS AND INSPECTIONS

- Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
- Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
- Records: Submit a copy of test certificates and retain copies on site.

610 PROPOSALS FOR RECTIFICATION OF DEFECTIVE PRODUCTS/ EXECUTIONS

- Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
- Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

620 MEASURES TO ESTABLISH ACCEPTABILITY

- General: Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:
 - Will be at the expense of the Contractor.
 - Will not be considered as grounds for revision of the completion date.

630 QUALITY CONTROL

- Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.
- Records: Maintain full records, keep copies on site for inspection, and submit copies on request.
- Content of records:
 - Identification of the element, item, batch or lot including location in the Works.
 - Nature and dates of inspections, tests and approvals.
 - Nature and extent of nonconforming work found.
 - Details of corrective action.

Dale Street Apartments

WORK AT OR AFTER COMPLETION

710 WORK BEFORE COMPLETION

- General: Make good all damage consequent upon the Works.
Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
- Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
- Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
- COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
- Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
- Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 SECURITY AT COMPLETION

- General: Leave the Works secure with, where appropriate, all accesses closed and locked.
- Keys: Account for and adequately label all keys and hand over to Employer with itemized schedule, retaining duplicate schedule signed by Employer as a receipt.

730 MAKING GOOD DEFECTS

- Remedial work: Arrange access with RLB.
- Rectification: Give reasonable notice for access to the various parts of the Works.
- Completion: Notify when remedial works have been completed.

A34

SECURITY/ SAFETY/ PROTECTION

Dale Street Apartments

A34 SECURITY/ SAFETY/ PROTECTION

SECURITY, HEALTH AND SAFETY

- 110 PRECONSTRUCTION INFORMATION
- Location: Integral with the project Preliminaries, including but not restricted to the following sections:
 - Description of project: Sections A10 and A11.
 - Client's consideration and management requirements: Sections A12, A13 and A36.
 - Environmental restrictions and on-site risks: Section A12, A35 and A34.
 - Significant design and construction hazards: Section A34.
 - The Health and Safety File: Section A37.
- 120 EXECUTION HAZARDS
- Common hazards: Not listed. Control by good management and site practice.
 - Significant hazards: The design of the project includes the following:
 - Hazard: Public Highway.
 - Precautions assumed: Hoarding.
 - Specification reference: Contractors Design.
 - Drawing reference: N/A.
- 130 PRODUCT HAZARDS
- Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Workplace Exposure Limits.
 - Common hazards: Not listed. Control by good management and site practice.
 - Significant hazards: Specified construction materials include the following:
 - Hazard: N/A.
 - Material: N/A.
 - Specification reference: N/A.
- 140 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN
- Submission: Present to the Employer/ Client no later than Not later than two weeks before commencement of work on site..
 - Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by the CDM Regulations.
 - Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570, and the Pre-tender Health and Safety Plan/ Preconstruction information.
- 150 SECURITY
- Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
 - Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
 - Special requirements: Removal of all low level access provisions each evening.
- 160 STABILITY
- Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.
 - Design loads: Obtain details, support as necessary and prevent overloading.

Dale Street Apartments

170 OCCUPIED PREMISES

- Extent: Existing buildings will be occupied and/ or used during the Contract as follows: Fully occupied residential apartments.
- Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.
- Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be allowed, provided that such overtime is authorized in advance.

200 MOBILE TELEPHONES AND PORTABLE ELECTRONIC EQUIPMENT

- Restrictions on use:
 - should only use mobile phones whilst either within site cabin or off the site.

210 EMPLOYER'S REPRESENTATIVES SITE VISITS

- Safety: Submit details in advance, to the Employer or the person identified in clause A10/140, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.
- Protective clothing and/ or equipment: Provide and maintain on site for the Employer and the person stated in clause A10/140 and other visitors to the site.

PROTECT AGAINST THE FOLLOWING

310 EXPLOSIVES

- Use: Not permitted

330 NOISE AND VIBRATION

- Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.
- Noise levels from the Works: Maximum level: N/A dB(A) when measured from N/A.
- Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Restrictions: Do not use:
 - Percussion tools and other noisy appliances without consent during the hours of Before 09:00hrs and after 18:00hrs.
 - Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 POLLUTION

- Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.
- Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

350 PESTICIDES

- Use: Not permitted.

360 NUISANCE

- Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
- Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

Dale Street Apartments

370 ASBESTOS CONTAINING MATERIALS

- Duty: Report immediately any suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or encapsulation.

371 DANGEROUS OR HAZARDOUS SUBSTANCES

- Duty: Report immediately suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or remediation.

375 ANTIQUITIES

- Duty: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the Works.
- Preservation: Keep objects in the exact position and condition in which they were found.
- Special requirements: N/A.

380 FIRE PREVENTION

- Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
- Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code').

390 SMOKING ON SITE

- Smoking on site: Not permitted.

400 BURNING ON SITE

- Burning on site: Not permitted.

420 INFECTED TIMBER/ CONTAMINATED MATERIALS

- Removal: Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.
- Testing: carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other micro organisms are within acceptable levels.

430 WASTE

- Includes: Rubbish, debris, spoil, surplus material, containers and packaging.
- General: Minimize production. Prevent accumulations. Keep the site and Works clean and tidy.
- Handling: Collect and store in suitable containers. Remove frequently and dispose off site in a safe and competent manner:
 - Non-hazardous material: In a manner approved by the Waste Regulation Authority.
 - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
- Recyclable material: Sort and dispose at a Materials Recycling Facility approved by the Waste Regulation Authority.
- Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
- Waste transfer documentation: Retain on site.

Dale Street Apartments

PROTECT THE FOLLOWING

510 EXISTING SERVICES

- Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
- Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
- Work adjacent to services:
 - Comply with service authority's/ statutory undertaker's recommendations.
 - Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
- Identifying services:
 - Below ground: Use signboards, giving type and depth;
 - Overhead: Use headroom markers.
- Damage to services: If any results from execution of the Works:
 - Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
- Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 ROADS AND FOOTPATHS

- Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
- Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

560 EXISTING FEATURES

- Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
- Special requirements: Special care to be taken with all external elevations due to buildings listed status.

570 EXISTING WORK

- Protection: Prevent damage to existing work, structures or other property during the course of the work.
- Removal: Minimum amount necessary.
- Replacement work: To match existing.

580 BUILDING INTERIORS

- Protection: Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.

625 ADJOINING PROPERTY RESTRICTIONS

- Precautions:
 - Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
 - Pay all charges.
 - Remove and make good on completion or when directed.
- Damage: Bear cost of repairing damage arising from execution of the Works.

Dale Street Apartments

630 EXISTING STRUCTURES

- Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
- Supports: During execution of the Works:
 - Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.
 - Do not remove until new work is strong enough to support existing structure.
 - Prevent overstressing of completed work when removing supports.
- Adjacent structures: Monitor and immediately report excessive movement.
- Standard: Comply with BS 5975 and BS EN 12812.

640 MATERIALS FOR RECYCLING/ REUSE

- Duty: Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.
- Storage: Stack neatly and protect until required by the Employer or for use in the Works as instructed.

A35

SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/
TIMING

Dale Street Apartments

A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING

110 SCOPE

- General: The limitations described in this section are supplementary to limitations described or implicit in information given in other sections or on the drawings.

140 SCAFFOLDING

- Scaffolding: Make available to subcontractors and others at all times.

170 WORKING HOURS

- Specific limitations: No weekend working.

A36

FACILITIES/ TEMPORARY WORK/ SERVICES

Dale Street Apartments

A36 FACILITIES/ TEMPORARY WORK/ SERVICES

ACCOMMODATION

210 ROOM FOR MEETINGS

- Facilities: Provide suitable temporary accommodation for site meetings, adequately heated and lit. The room may be part of the Contractor's own site offices.
- Furniture and Equipment: Provide table and chairs for 6 people.

220 SITE ACCOMMODATION

- Purpose: Office/Meeting/Welfare/WC's.
- Facilities: Provide and obtain approval of suitable lockable temporary accommodation and facilities as follows:
 - Status: All to be part of the Contractor's own accommodation
 - Location: To be agreed with local authority.
 - Floor area: Contractors design.
 - Furniture and equipment: Contractors design.
 - Temperature control: Contractors design.
 - Lighting: Contractors design.
 - Services: Contractors design.
 - Sanitary facilities: Contractors design.
 - Consumables: Contractors design.
 - Attendance: Contractors design.

230 TEMPORARY ACCOMMODATION

- Proposals for temporary accommodation and storage for the Works: Submit two weeks prior to starting on site.
- Details to be included: Type of accommodation and storage, its siting and the programme for site installation and removal.

TEMPORARY WORKS

310 ROADS

- Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:
 - Details: Public footpaths to external elevations.
 - Restrictions on use: N/A.
 - Protective or remedial measures: Contractor to ensure adequate protective measures are in place in compliance with local authority requirements.

340 NAME BOARDS/ ADVERTISEMENTS

- Name boards/ advertisements: Not permitted.

SERVICES AND FACILITIES

410 LIGHTING

- Finishing work and inspection: Provide temporary lighting, the intensity and direction of which closely resembles that delivered by the permanent installation.

440 MOBILE TELEPHONES

- Direct communication: As soon as practicable after the start on site:
 - provide the Contractor's person in charge with a mobile telephone.
 - pay all charges reasonably incurred.

Dale Street Apartments

570 PERSONAL PROTECTIVE EQUIPMENT

- General: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified:
 - Safety helmets to BS EN 397, neither damaged nor time expired. Number required: 2.
 - High visibility waistcoats to BS EN ISO 20471 Class 2. Number required: 2.
 - Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required: 2.
 - Disposable respirators to BS EN 149.FFP1S.
 - Eye protection to BS EN 166.
 - Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2
 - Hand protection - to BS EN 388, 407, 420 or 511 as appropriate.

A37

**OPERATION/ MAINTENANCE OF THE FINISHED
WORKS**

Dale Street Apartments

A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS

GENERALLY

110 THE BUILDING MANUAL

- Purpose: The Manual is to be a comprehensive information source and guide for owners and users of the completed Works. It should provide an overview of the main design principles and describe key components and systems to enable proper understanding, efficient and safe operation and maintenance.
- Scope:
 - Part 1: General: Content as clause 120.
 - Part 2: Fabric: Content as clause 130.
 - Part 3: Services: Content as clause 140.
 - Part 4: The Health and Safety File: Content as clause 150.
 - Part 5: Building User Guide: Content as clause 151.
- Responsibility: The Building Manual is to be produced by Principal Contractor and must be complete no later than 2 weeks prior to completion.
- Information provided by others: Details: N/A.
- Compilation:
 - Prepare all information for Contractor designed or performance specified work including as-built drawings.
 - Obtain or prepare all other information to be included in the Manual.
- Reviewing the Manual: Submit a complete draft. Amend in the light of any comments and resubmit. Do not proceed with production of the final copies until authorized.
- Final copies of the Manual:
 - Number of copies: 2.
 - Format: Electronic.
 - Latest date for submission: 2 weeks before the date for completion stated in the contract.
- As-built drawings and schedules:
 - Number of copies: 2.
 - Format: Electronic.

115 THE HEALTH AND SAFETY FILE

- Responsibility: Principle Contractor.
- Content: Obtain and provide the following information: As per HSE guidance L153.
- Format: Electronic
- Delivery to: RLB By (date): 2 weeks prior to completion.

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120 CONTENT OF THE BUILDING MANUAL PART 1: GENERAL

- Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
- Index: list the constituent parts of the manual, together with their location in the document.
- The Works:
 - Description of the buildings and facilities.
 - Ownership and tenancy, where relevant
 - Health and Safety information – other than that specifically required by the Construction (Design and Management) Regulations.
- The Contract:
 - Names and addresses and contact details of all significant consultants, contractors, subcontractors, suppliers and manufacturers.
 - Overall design criteria.
 - Environmental performance requirements
 - Relevant authorities, consents and approvals.
 - Third party certification, such as those made by competent persons in accordance with the Building Regulations
- Operational requirements and constraints of a general nature:
 - Maintenance contracts and contractors.
 - Fire safety strategy for the buildings and the site. Include drawings showing emergency escape and fire appliance routes, fire resisting doors location of emergency alarm and fire fighting systems, services, shut off valves switches, etc.
 - Emergency procedures and contact details in case of emergency.
 - Other specific requirements: Materials used to undertake repairs.
- Description and location of other key documents.
- Timescale for completion: 2 weeks prior to completion.

Dale Street Apartments

130 CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC

- Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
- Detailed design criteria, including:
 - Floor and roof loadings.
 - Durability of individual components and elements.
 - Loading restrictions.
 - Insulation values.
 - Fire ratings.
 - Other relevant performance requirements.
- Construction of the building:
 - A detailed description of methods and materials used.
 - As-built drawings recording the construction, together with an index.
 - Information and guidance concerning repair, renovation or demolition/ deconstruction.
- Periodic building maintenance guide chart.
- Inspection reports.
- Manufacturer's instructions index, including relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components.
- Fixtures, fittings and components schedule and index.
- Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.
- Test certificates and reports required in the specification or in accordance with legislation, including:
 - Air permeability.
 - Resistance to passage of sound.
 - Continuity of insulation.
 - Electricity and Gas safety.
 - N/A.
- Other specific requirements: N/A.
- Timescale for completion: N/A.

150 CONTENT OF THE BUILDING MANUAL PART 4: THE HEALTH AND SAFETY FILE

- Content: obtain and provide the following, including all relevant details not included in other parts of the manual, including:
 - residual hazards and how they have been dealt with
 - hazardous materials used
 - information regarding the removal or dismantling of installed plant and equipment
 - health and safety information about equipment provided for cleaning or maintaining the structure;
 - the nature, location and markings of significant services,
 - information and as-built drawings of the structure, its plant and equipment
 - N/A.
- Information prepared by others: Details: N/A.
- Timescale for completion: 2 weeks prior to completion.
- Submit to: RLB.

160 PRESENTATION OF BUILDING MANUAL

- Format: A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled.
- Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.
- As-built drawings: The main sets may form annexes to the Manual.

A40

**CONTRACTOR'S GENERAL COST ITEMS:
MANAGEMENT AND STAFF**

Dale Street Apartments

A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF

110 MANAGEMENT AND STAFF

- Cost significant items: Include for a full time site manager for the works.

A41

**CONTRACTOR'S GENERAL COST ITEMS: SITE
ACCOMMODATION**

Dale Street Apartments

A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION

110 SITE ACCOMMODATION

- Details: Site accommodation required or made/ not made available by the Employer: See section A36.
- Cost significant items: All site accommodation to be provided by the principal contractor including welfare toilets, office and meeting room.

A42

**CONTRACTOR'S GENERAL COST ITEMS: SERVICES
AND FACILITIES**

Dale Street Apartments

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

110 SERVICES AND FACILITIES

- Details: Services or facilities required or made/ not made available by the Employer: See section A36.
- Cost significant items: Contractor to provide all services for site acomodation and works as required.

A50

**WORK/ PRODUCTS BY/ ON BEHALF OF THE
EMPLOYER**

Dale Street Apartments

A50 WORK/ PRODUCTS BY/ ON BEHALF OF THE EMPLOYER

A53

**WORK BY STATUTORY AUTHORITIES/
UNDERTAKERS**

Dale Street Apartments

A53 WORK BY STATUTORY AUTHORITIES/ UNDERTAKERS

A54

PROVISIONAL WORK/ ITEMS

Dale Street Apartments

A54 PROVISIONAL WORK/ ITEMS

- 110 PROVISIONAL SUMS FOR DEFINED WORK, FOR USE WITH SMM7/ NRM2
- Item: Single ply membrane to Millington House.
 - Description of work: Single ply membrane to internal gutter to parapet.
 - Provisional Sums: Include 8,000.00.
 - Allow for general attendance.
- 210 PROVISIONAL SUMS FOR UNDEFINED WORK, FOR USE WITH SMM7/ NRM2
- Item: Roofing repairs - Millington House.
 - Description of work: Unquantified roofing repairs.
 - Provisional Sums: Include 5,000.00.
 - Allow for general attendance.
- 210A PROVISIONAL SUMS FOR UNDEFINED WORK, FOR USE WITH SMM7/ NRM2
- Item: Roofing repairs - Langley Building.
 - Description of work: Unquantified roofing repairs.
 - Provisional Sums: Include 5,000.00.
 - Allow for general attendance.
- 210B PROVISIONAL SUMS FOR UNDEFINED WORK, FOR USE WITH SMM7/ NRM2
- Item: Structural repairs - Langley Building.
 - Description of work: Works to structural columns over and above painting.
 - Provisional Sums: Include 10,000.00.
 - Allow for general attendance.
- 210C PROVISIONAL SUMS FOR UNDEFINED WORK, FOR USE WITH SMM7/ NRM2
- Item: Window furniture - The Met.
 - Description of work: Replacement of defective window furniture.
 - Provisional Sums: Include 1,000.00.
 - Allow for general attendance.
- 210D PROVISIONAL SUMS FOR UNDEFINED WORK, FOR USE WITH SMM7/ NRM2
- Item: Window furniture - Millington House.
 - Description of work: Replacement of defective window furniture.
 - Provisional Sums: Include 1,000.00.
 - Allow for general attendance.
- 210E PROVISIONAL SUMS FOR UNDEFINED WORK, FOR USE WITH SMM7/ NRM2
- Item: Window furniture - Langley Building.
 - Description of work: Replacement of defective window furniture.
 - Provisional Sums: Include 1,000.00.
 - Allow for general attendance.
- 590 CONTINGENCIES
- Provisional sum: Include: £55,000.00.

PART 2 - PREAMBLES

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F

Masonry

Dale Street Apartments

F10 Brick/ block walling

To be read with Preliminaries/ General conditions.

TYPES OF WALLING

230 RECLAIMED BRICK FACING BRICKWORK TO ALL EXTERNAL WALLS

- Reclaimed bricks: To match existing .
 - Condition: Sound, free from mortar and deleterious matter.
 - Supplier/ Source: Contractors choice .
 - Format: To match existing .
- Mortar: As section Z21.
 - Standard: Not applicable.
 - Mix: to be agreed with conservation officer following sample testing of existing .
 - Additional requirements: sample to be undertaken for conservation officer consent .
- Bond: To match existing .
- Joints: To match existing.
- Features: None .

WORKMANSHIP GENERALLY

500 LAYING GENERALLY

- Mortar joints: Fill vertical joints. Lay bricks, solid and cellular blocks on a full bed.
- AAC block thin mortar adhesive and gypsum block adhesive joints: Fill vertical joints. Lay blocks on a full bed.
- Clay block joints:
 - Thin layer mortar: Lay blocks on a full bed.
 - Interlocking perpend: Butted.
- Bond where not specified: Half lap stretcher.
- Vertical joints in brick and concrete block facework: Even widths. Plumb at every fifth cross joint.

535 HEIGHT OF LIFTS IN WALLING USING CEMENT GAUGED OR HYDRAULIC LIME MORTAR

- Quoins and advance work: Rack back.
- Lift height (maximum): 1.2 m above any other part of work at any time.
- Daily lift height (maximum): 1.5 m for any one leaf.

561 COURSING BRICKWORK WITH EXISTING

- Gauge: Line up with existing brick courses.

610 SUPPORT OF EXISTING WORK

- Joint above inserted lintel or masonry: Fully consolidated with semidry mortar to support existing structure.

635 JOINTING

- Profile: Consistent in appearance.

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665 POINTING TO ALL WALLING

- Joint preparation: Remove debris. Dampen surface.
- Mortar: As section Z21.
 - Standard: Not applicable.
 - Mix: to be agreed with conservation officer following sample testing.
 - Additional requirements: sample to be undertaken on site for agreement.
- Profile: to match existing.

690 ADVERSE WEATHER

- General: Do not use frozen materials or lay on frozen surfaces.
- Air temperature requirements: Do not lay bricks/ blocks:
 - In cement gauged mortars when at or below 3°C and falling or unless it is at least 1°C and rising.
 - In hydraulic lime:sand mortars when at or below 5°C and falling or below 3°C and rising.
 - In thin joint mortar glue when outside the limits set by the mortar manufacturer.
- Temperature of walling during curing: Above freezing until hardened.
- Newly erected walling: Protect at all times from:
 - Rain and snow.
 - Drying out too rapidly in hot conditions and in drying winds.

ADDITIONAL REQUIREMENTS FOR FACEWORK

710 THE TERM FACEWORK

- Definition: Applicable in this specification to all brick/ block walling finished fair.
 - Painted facework: The only requirement to be waived is that relating to colour.

750 COLOUR CONSISTENCY OF MASONRY UNITS

- Colour range: Submit proposals of methods taken to ensure that units are of consistent and even appearance within deliveries.
- Conformity: Check each delivery for consistency of appearance with previous deliveries and with approved reference panels; do not use if variation is excessive.
- Finished work: Free from patches, horizontal stripes and racking back marks.

760 APPEARANCE

- Brick/ block selection: Do not use units with damaged faces or arrises.
- Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.
- Quality control: Lay masonry units to match relevant reference panels.
 - Setting out: To produce satisfactory junctions and joints with built-in elements and components.
 - Coursing: Evenly spaced using gauge rods.
- Lifts: Complete in one operation.
- Methods of protecting facework: Submit proposals.

830 CLEANLINESS

- Facework: Keep clean.
- Mortar on facework: Allow to dry before removing with stiff bristled brush.
- Removal of marks and stains: Rubbing not permitted.

F30 Accessories/ sundry items for brick/ block/ stone walling

To be read with Preliminaries/ General conditions

PROPRIETARY SILLS/ LINTELS/ COPINGS/ DRESSINGS

720 SILLS

- Standard: To BS 5642-1.
- Material: to match existing.
- Manufacturer: Submit proposals.
 - Product reference: TBC.
- Dimensions: As shown on drawings.
- Finish: to match existing.
- Mortar for bedding/ jointing: Cement gauged as section Z21.
 - Standard: Not applicable.
 - Mix: As clause F10.
 - Additional requirements: As mortar to F10.
- Joints: Flush.
- Bedding one piece sills: Leave bed joints open except under end bearings and masonry mullions. On completion, point to match adjacent work.

735 PRECAST CONCRETE LINTELS

- Standard: To BS EN 845-2.
- Manufacturer: Submit proposals.
 - Product reference: TBC.
- Types: To match existing.
- Sizes: To match existing.
- Additional requirements: None.
- Placement: Bed on mortar used for adjacent work.
 - Bearing length (minimum): To match existing.

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F31 Precast concrete sills/ lintels/ copings/ features

To be read with Preliminaries/ General conditions.

GENERAL REQUIREMENTS

210 MOULDS

- Permissible fabrication and operating tolerances: Length 0 to +6 mm, other dimensions ± 3 mm.

220 CONCRETE GENERALLY

- Specification: To BS 8500-2 and BS EN 206-1.
- Producer: Currently certified by a body accredited by UKAS to BS EN 45011 or BS EN ISO/IEC 17065 for product conformity certification of ready-mixed concrete.
- Chloride class of concrete: Excluding SPRC: C 10.40
 - Using SRPC: C1 0.20.
 - Reinforced and heat cured: C1 0.10.
 - Prestressed: C1 0.10.
- Admixtures containing calcium chloride: Not allowed.

250 REINFORCEMENT

- Carbon steel reinforcement: As appropriate to BS 4449, BS 4482 and BS 4483.
 - Cutting and bending: To BS 8666.
- Galvanized reinforcement: Galvanized to BS EN ISO 1461 after cutting. Chromate treated.
- Stainless steel reinforcement: To BS 6744.
 - Designation: 1.4301.
 - Cutting and bending: To BS 8666.
- Non structural reinforcement: Include to resist shrinkage and handling stresses.
- Bimetallic corrosion and staining: Prevent by appropriate selection and use of materials.
- Condition at time of placement: Clean, free of corrosive pitting, loose materials and substances that adversely affect reinforcement, concrete, or bond between the two.
- Fixing: Accurate and secure.
 - Method: Wire tying, approved steel clips or tack welding if permitted.
 - Concrete cover: Maintain free of all tying wire or clips.

260 CASTING AND CURING

- Placing of concrete: Thoroughly compact.
- Protection against drying out: Methods and duration to BS EN 13369 clause 4.2.1.3.
- Immature components: Avoid movement, vibration, overloading, physical shock, rapid cooling and thermal shock.
- Delivery to site: Minimum 14 days after casting.

FAIR FACED COMPONENTS

330 MIXES FOR VISIBLE FACED COMPONENTS

- Constituent materials and mix design for each finish type: To remain constant.
- Colour and appearance of each finish type: To remain constant.
- Aggregates: To BS EN 12620.
 - Origin: Single source for each finish type, having sufficient quantity for

Dale Street Apartments

341 CONDITIONS FOR SEPARATE FACING AND BACKING MIXES

- Difference in cement content: Not greater than 80 kg/m³.
- Thickness of facing mix: 10 mm greater than maximum aggregate size, minimum 25 mm.
- Location of reinforcement: Minimum 20 mm away from the interface between mixes.
- Compaction of facing and backing mix: Carry out to create monolithic construction.

350 QUALITY OF FINISHES

- Appearance standard: As established by samples.

370 COVER ON VISIBLE FACES

- Spacers: Not permitted.
- Proposed method statement: Submit.

380 CONSISTENCY OF PRODUCTION METHODS

- Production methods: To remain consistent for each matching type of finish.
 - Finish appearance: To remain within the range of variation indicated by the samples submitted.
- Changes to production methods: If variations are proposed for components of the same finish, submit evidence that there will be no difference in appearance.

INSTALLATION

420 LAYING

- Mortar for bedding and jointing: As section Z21.
 - Type: Site batched and mixed.
 - Mix: As agreed with the conservation officers following sample test.
 - Packing: If required use slate.
- Bedding components: On full bed of mortar.
- Removal of marks, stains and extraneous mortar on visible faces: Rubbing not permitted.

430 SUPPORT OF EXISTING WORK OVER NEW LINTELS

- Joint above lintels: Fully fill and compact with semidry mortar.

440 ONE PIECE SILLS/ THRESHOLDS

- Bed joints: Leave clear of mortar except at end bearings and beneath masonry mullions.
 - On completion: Point with mortar to match adjacent work.

J

Waterproofing

J21 Mastic asphalt roofing/ insulation/ finishes

To be read with Preliminaries/ General conditions.

PRODUCTS

- 320 PRIMER AS REQUIRED
- Type: As recommended by mastic asphalt manufacturer.
 - Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- 325 BONDING COMPOUND
- Type: As recommended by mastic asphalt manufacturer for conditions and surface.
 - Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- 330 TIMBER TRIMS, ETC
- Quality: Planed. Free from wane, pitch pockets, decay and insect attack (except ambrosia beetle damage).
 - Moisture content at time of covering (maximum): 22%.
 - Preservative treatment: As recommended for purpose by mastic asphalt manufacturer.
- 345 PERIMETER TRIMS
- Type: GRP.
 - Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
 - Colour: Black.
 - Length (maximum): 3 m.
- 402 MASTIC ASPHALT (ROOFING)
- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
 - Type: to match existing for undertaking repair works.
 - Application: 20 mm nominal thickness in two coats.
- 455 SAND FOR RUBBING
- Type: Clean, coarse sand from natural deposits, free from loam.
 - Size: Passing a 600 micrometre sieve and retained on a 212 micrometre sieve.

EXECUTION GENERALLY

- 510 ADVERSE WEATHER
- General: Do not lay mastic asphalt in wet or damp conditions unless effective temporary cover is provided over working area.
 - Unfinished areas of the roof: Keep dry.
- 520 INCOMPLETE WORK
- Daywork joints in warm roofs and edges of phased roofing: Adequately protected and fully weathertight.

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525 PREPARING EDGES OF EXISTING MASTIC ASPHALT

- Single coat applications:
 - Cut edges: Soften and clean.
- Two coat applications:
 - Cut edges: Soften and remove half depth of softened material for minimum width of 75 mm.
 - Jointing: Lapped between new and existing material at prepared edges.
- Torching: Not permitted.
- Timing: Immediately prior to laying mastic asphalt.

530 APPLYING PRIMERS

- Coverage per coat (minimum): 0.2 L/m².
- Surface coverage: Even and full.
- Coats: Fully bonded. Allow volatiles to dry off thoroughly between coats.

540 APPLYING BONDING COMPOUNDS

- Roof sited boilers: Not permitted.
- Temperature of compound: Suitable to achieve bond over the whole surface. Do not overheat.
- Heat sensitive insulation materials: Use cold bituminous adhesive recommended by the insulation manufacturer.

SUBSTRATES/ VAPOUR CONTROL LAYERS/ WARM DECK ROOF INSULATION

610 SUITABILITY OF SUBSTRATES

- Substrates generally:
 - Secure, even textured, clean, dry and frost free.
- Preliminary work: Completed, including:
 - Chases (minimum): 25 x 25 mm.
 - External angles: Chamfered where required to maintain full thickness of mastic asphalt.
 - Formation of upstands and kerbs.
 - Grading to correct falls.
 - Movement joints.
 - Penetrations/ Outlets.
- Moisture content and stability of substrate: Must not impair integrity of roof.

620 REMOVING EXISTING MASTIC ASPHALT

- Areas to be removed: as per schedule of works.
- Existing roof: Do not damage.
- Timing: Only remove sufficient mastic asphalt as will be replaced and made weathertight on same day.

630 MAKING GOOD EXISTING MASTIC ASPHALT

- Existing items to be removed: TBC.
- Defective areas of mastic asphalt: Soften and carefully cut out.
 - Hammers, chisels, etc.: Do not use to cut cold mastic asphalt.
 - Substrate: Clean and dry.
 - Separating membrane: Make good.
 - Mastic asphalt: Patch level with existing surface in two coats, the top coat lapped minimum 75 mm on to existing asphalt and to half its depth.

642 KEYING TO VERTICAL/ SLOPING DENSE CONCRETE

- Surface preparation: Remove mould oil, clean and apply proprietary high bond primer or proprietary keying mix of cement:sand slurry incorporating a bonding agent.

Dale Street Apartments

646 KEYING TO EXISTING BRICKWORK/ DENSE BLOCKWORK

- Joints: Sound and flush pointed.
- Surface preparation: Clean and apply proprietary high bond primer.

ASPHALTING

720 DELIVERY

- Condition of mastic asphalt as delivered to site:
 - Hot-prepared, do not remelt on site, or
 - Blocks: Remelt on site, mix thoroughly, Temperature of material (maximum), 230°C.

730 TRANSPORTING

- Transport distances: Minimize to avoid excessive cooling of molten mastic asphalt.
- Buckets, barrows or dumpers used for mastic asphalt: Line with minimum quantity of fine inert dust. Use silica or similar acid resisting dust where acid resisting mastic asphalt is being used.

735 LOCALIZED HEATING

- Blowlamps and gas torches: Use only types with controlled gradual heating during laying, removal and repair of mastic asphalt.

740 LAYING MASTIC ASPHALT

- Standard: To BS 8218.
- Application:
 - In bays to even thickness.
 - Re-heated asphalt: Do not use.
- External angles, junctions and tuck-ins: Maintain full thickness of asphalt.
- Fillets at internal angles: Solid, fully fused to asphalt coating.
- Previously laid coats: Protect whilst exposed.
- Successive coats:
 - Timing: Apply without delay and within same working period.
 - Coats: Apply at right angles to preceding.
 - Stagger joints between bays in consecutive coats (minimum): 75 mm.
- Condition of contact edges of previously laid bays: Warm and clean.
- Blowing: Pierce and make good affected areas while mastic asphalt is still at working temperature.
- Completion: During final floating operation, whilst asphalt is still warm, apply sand to horizontal surfaces and rub in well using wooden float. Remove surplus material.
- Surface condition at completion: Smooth and free from imperfections. Firmly adhered, weatherproof and free draining.

750 MASTIC ASPHALT SKIRTINGS AND VERTICAL WORK

- Top edge: Tuck into 25 x 25 mm continuous splayed chase or groove.
- External angles: Maintain full thickness of asphalt.
- Splayed top: Form to shed water away from substrate.

SURFACING

COMPLETION

910 INSPECTION

- Interim and final roof inspections: Submit reports.

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940 COMPLETION

- Roof areas: Clean.
 - Outlets: Clear.
- Work necessary to provide a weathertight finish: Complete.
- Storage of materials on finished surface: Not permitted.
- Completed mastic asphalt roof coating: Do not damage. Protect from petroleum based solvents and other chemicals, traffic and adjacent or high level working.

L

Windows/Doors/Stairs

L40 General glazing

To be read with Preliminaries/ General conditions.

GENERAL REQUIREMENTS

150 WORKMANSHIP AND POSITIONING GENERALLY

- Glazing generally: In accordance with BS 6262 series.
- Integrity: Glazing must be wind and watertight under all conditions with full allowance made for deflections and other movements.
- Dimensional tolerances: Panes/ sheets to be within ± 2 mm of specified dimensions.
- Materials:
 - Compatibility: Glass/ plastics, surround materials, sealers, primers and paints/ clear finishes to be used together to be compatible. Avoid contact between glazing panes/ units and alkaline materials such as cement and lime.
 - Protection: Keep materials dry until fixed. Protect insulating glass units and plastics glazing sheets from the sun and other heat sources.

152 PREPARATION

- Surrounds, rebates, grooves and beads: Clean and prepare before installing glazing; ensure compliance with any certified installation requirements.

155 GLASS GENERALLY

- Standards: To BS 952 and relevant parts of:
 - BS EN 572 for basic soda lime silicate glass.
 - BS EN 1096 for coated glass.
 - BS EN 1748-1 for borosilicate glass.
 - BS EN 1748-2 for ceramic glass.
 - BS EN 1863 for heat strengthened soda lime silicate glass.
 - BS EN 12150 for thermally toughened soda lime silicate safety glass
 - BS EN 12337 for chemically strengthened soda lime silicate glass.
 - BS EN 13024 for thermally toughened borosilicate safety glass.
 - BS EN ISO 12543 for laminated glass and laminated safety glass.
- Panes/ sheets: Clean and free from obvious scratches, bubbles, cracks, rippling, dimples and other defects.
 - Edges: Generally undamaged. Shells and chips not more than 2 mm deep and extending not more than 5 mm across the surface are acceptable if ground out.

180 BEAD FIXING WITH PINS

- Pin spacing: Regular at maximum 150 mm centres, and within 50 mm of each corner.
- Exposed pin heads: Punched just below wood surface.

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TYPES OF GLAZING

210 PUTTY FRONTED SINGLE GLAZING TO EXISTING WINDOWS

- Pane material: Glass to match existing and to conservation officer approvals.
- Surround: Softwood.
 - Sealer: TBC.
- Type of putty: Linseed oil.
- Thermal performance (U-value maximum): Unrated.
- Glass installation:
 - Glass: Located centrally in surround using setting and location blocks, and secured with glazing sprigs/ cleats/ clips at 300 mm centres.
 - Finished thickness of back bedding after inserting glazing (minimum): 1.5 mm.
 - Front putty: Finished to a smooth, neat triangular profile stopping 2 mm short of sight line. Surface lightly brushed to seal putty to glass and left smooth with no brush marks.
- Sealing putty: Seal as soon as sufficiently hard but not within 7 days of glazing. Within 28 days apply either:
 - The full final finish, suitably protected until completion and cleaned down and made good as necessary, or
 - Two coats of primer applied locally to the compound, to be followed nearer completion with the full specified finish.
- Opening lights: Keep in closed position until putty has set sufficiently to prevent displacement of glazing when opened.

230 BEAD FIXED SINGLE GLAZING TO EXISTING WINDOWS

- Pane material: Glass to match existing and to conservation officer approvals.
- Surround/ bead: Softwood.
 - Preparation: TBC.
 - Bead location: as existing.
 - Bead fixing: stainless steel woodscrews.
- Glazing compound: TBC.
- Thermal performance (U-value maximum): Unrated.
- Glazing installation:
 - Glass: Located centrally in surround using setting and location blocks and distance pieces.
 - Finished thickness of back bedding after inserting glazing (minimum): 3 mm.
 - Front bedding: Applied to fill voids.
 - Beads: Bedded in glazing compound and fixed securely.
 - Visible edge of glazing compound: Finished internally and externally with a smooth chamfer.

M

Surface finishes

M60 Painting/ clear finishing

To be read with Preliminaries/ General conditions.

COATING SYSTEMS

130 GLOSS PAINT TO EXTERNAL SOFTWOOD WINDOWS

- Manufacturer: Dulux or equivalent.
 - Product reference: TBC.
- Surfaces: Previously decorated.
 - Preparation: Remove existing gloss paint .
- Initial coats: As recommended by manufacturer.
 - Number of coats: 1.
- Undercoats: As recommended by manufacturer.
 - Number of coats: 1.
- Finishing coats: Full gloss.
 - Number of coats: 2.

130A GLOSS PAINT TO EXTERNAL METALWORK

- Manufacturer: Dulux or equivalent.
 - Product reference: TBC.
- Surfaces: Previously decorated.
 - Preparation: Degrease and abrade to provide key.
- Initial coats: As recommended by manufacturer.
 - Number of coats: 1.
- Undercoats: As recommended by manufacturer.
 - Number of coats: 1.
- Finishing coats: Full gloss.
 - Number of coats: 2.

GENERAL

215 HANDLING AND STORAGE

- Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.
- Materials from more than one batch: Store separately.

250 SURFACES TO BE CLEANED BUT NOT COATED

All existing brickwork to be DOFF cleaned .

280 PROTECTION

- 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

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PREPARATION

400 PREPARATION GENERALLY

- Standard: In accordance with BS 6150.
- Refer to any pre-existing CDM Health and Safety File.
- Refer to CDM Construction Phase Plan where applicable.
- Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
- Substrates: Sufficiently dry in depth to suit coating.
- Efflorescence salts: Remove.
- Dirt, grease and oil: Remove. Give notice if contamination of surfaces/ substrates has occurred.
- Surface irregularities: Remove.
- Joints, cracks, holes and other depressions: Fill flush with surface, provide smooth finish.
- Dust, particles and residues from preparation: Remove and dispose of safely.
- Water based stoppers and fillers:
 - Apply before priming unless recommended otherwise by manufacturer.
 - If applied after priming: Patch prime.
- Oil based stoppers and fillers: Apply after priming.
- Doors, opening windows and other moving parts:
 - Ease, if necessary, before coating.
 - Prime resulting bare areas.

440 PREVIOUSLY COATED SURFACES GENERALLY

- Preparation: In accordance with BS 6150, clause 11.5.
- Contaminated or hazardous surfaces: Give notice of:
 - Coatings suspected of containing lead.
 - Substrates suspected of containing asbestos or other hazardous materials.
- Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Significant rot, corrosion or other degradation of substrates.
- Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
- Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
- Alkali affected coatings: Completely remove.
- Retained coatings:
 - Thoroughly clean to remove dirt, grease and contaminants.
 - Gloss coated surfaces: Provide key.
- Partly removed coatings:
 - Additional preparatory coats: Apply to restore original coating thicknesses.
 - Junctions: Provide flush surface.
- Completely stripped surfaces: Prepare as for uncoated surfaces.

461 PREVIOUSLY COATED WOOD

- Degraded or weathered surface wood: Take back to provide suitable substrate.
- Degraded substrate wood: Repair with sound material of same species.
- Exposed resinous areas and knots: Apply two coats of knotting.

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490 PREVIOUSLY COATED STEEL

- Defective paintwork: Remove to leave a firm edge and clean bright metal.
- Sound paintwork: Provide key for subsequent coats.
- Corrosion and loose scale: Take back to bare metal.
- Residual rust: Treat with a proprietary removal solution.
- Bare metal: Apply primer as soon as possible.
- Remaining areas: Degrease.

622 ORGANIC GROWTHS

- Dead and loose growths and infected coatings: Scrape off and remove from site
- Treatment biocide: Apply appropriate solution to growth areas and surrounding surfaces.
- Residual effect biocide: Apply appropriate solution to inhibit re-establishment of growths.

631 PREVIOUSLY PAINTED WINDOW FRAMES

- Paint encroaching beyond glass sight line: Remove.
- Loose and defective putty: Remove.
- Putty cavities and junctions between previously painted surfaces and glass: Clean thoroughly.
- Finishing:
 - Patch prime, reputty as necessary, and allow to set.
 - Seal and coat as soon as fully set.

651 EXISTING GUTTERS

- Dirt and debris: Remove from inside of gutters.
- Defective joints: Clean and seal with suitable jointing material.

APPLICATION

711 COATING GENERALLY

- Application standard: In accordance with BS 6150, clause 9.
- Conditions: Maintain suitable temperature, humidity and air quality during application and drying.
- Surfaces: Clean and dry at time of application.
- Thinning and intermixing of coatings: Not permitted unless recommended by manufacturer.
- Overpainting: Do not paint over intumescent strips or silicone mastics.
- Priming coats:
 - Thickness: To suit surface porosity.
 - Application: As soon as possible on same day as preparation is completed.
- Finish:
 - Even, smooth and of uniform colour.
 - Free from brush marks, sags, runs and other defects.
 - Cut in neatly.
- Doors, opening windows and other moving parts: Ease before coating and between coats.

770 EXTERNAL DOORS

- Bottom edges: Prime and coat before hanging doors.

790 LINSEED OIL PUTTY GLAZING

- Setting: Allow putty to set for seven days.
- Sealing:
 - Within a further 14 days, seal with a solvent-borne primer.
 - Fully protect putty with coating system as soon as it is sufficiently hard.
 - Extend finishing coats on to glass up to sight line.

R

Disposal systems

R10 Rainwater drainage systems

To be read with Preliminaries/ General conditions.

GENERAL

110 GRAVITY RAINWATER DRAINAGE SYSTEM

- Rainwater outlets: Proprietary.
- Gutters: As existing.
- Pipework: Aluminium.
- Below ground drainage: Existing.
- Disposal: To surface water drainage.
- Controls: Not applicable.
- Accessories: As manufacturers requirements.

SYSTEM PERFORMANCE

210 DESIGN

- Design: Complete the design of the rainwater drainage system.
- Standard:
 - To BS EN 12056-3, clauses 3–7, Annex A and National Annexes.
 - To BS EN 12056-5, clauses 3, 4, 6 and 11.
- Proposals: Submit drawings, technical information, calculations and manufacturers' literature.

221 COLLECTION AND DISTRIBUTION OF RAINWATER

- General: Complete, and without leakage or noise nuisance.

230 DESIGN PARAMETERS - GENERAL

- Roof and gutter construction and finish: Existing cast iron gutters and downpipes to be replaced with similar.
- Design rate of rainfall: As BS EN 12056-3, National Annex NB.2.
 - Category: TBC.
- Design life of building: 50 years.
- Available capacity of existing below ground drainage (maximum): As existing.

PRODUCTS

311A ALUMINIUM GUTTERS

- Manufacturer: Alumasc Water Management Solutions.
 - Web: www.alumascwms.co.uk.
 - Email: info@alumascwms.co.uk.
 - Product reference: Heritage HR2 113 mm Half Round gutter
- System colour/ Finish: To be agreed with the conservation officer.
- Gutters: length to suit building.
- Fittings:
 - Union clips: HR2/26.
 - Stop ends/ Stop end outlets: HR2/24 socket stop end outlet, 63 mm diameter and HR2/27 internal socketed stop end.
 - Running outlets: TBC.
 - Angles: as required.
- Brackets/ Rafter arms: as required to suit conservation officer requirements.

Dale Street Apartments

360 SEALANT FOR GUTTERS

- Type: as per Alumasc recommendations.

370A ALUMINIUM PIPEWORK

- Manufacturer: Alumasc Water Management Solutions.
 - Web: www.alumascwms.co.uk.
 - Email: info@alumascwms.co.uk.
 - Product reference: RW3 Heritage 100 mm round pipework
- System colour/ Finish: to be agreed with the conservation officer.
- Pipes: RW3/1M/NE, length 1000 mm, without ears.
- Fittings:
 - Bends: as required to complete installation without ears.
 - Branches: as required to complete installation.
 - Access pipe: as required to complete installation.
 - Offset (112.5°, one piece): Not required.
 - Shoe: RW3/125/NE, without ears.
 - Rainwater head: as required to complete installation.
 - Pipe clips/ sockets: to be agreed with the conservation officer.

EXECUTION

600 PREPARATION

- Work to be completed before commencing work specified in this section:
 - Below ground drainage. Alternatively, make temporary arrangements for dispersal of rainwater without damage or disfigurement of the building fabric and surroundings.
 - Painting of surfaces which will be concealed or inaccessible.

605 INSTALLATION GENERALLY

- Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
- Plastics and galvanized steel pipes: Do not bend.
- Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
- Protection:
 - Fit purpose made temporary caps to prevent ingress of debris.
 - Fit access covers, cleaning eyes and blanking plates as the work proceeds.

610 FIXING AND JOINTING GUTTERS

- Joints: Watertight .
- Brackets: Securely fixed.
 - Fixings: to be agreed with the conservation officer (to match existing) .
Fixing centres: 600 mm .
 - Additional brackets: Where necessary to maintain support and stability, provide at joints in gutters and near angles and outlets.
- Roofing underlay: Dressed into gutter.

630 INSTALLING RAINWATER OUTLETS

- Fixing: Secure. Fix before connecting pipework.
 - Method: Support plate and clamp to match existing and to conservation officers agreement.
- Junctions between outlets and pipework: Accommodate movement in structure and pipework.

Dale Street Apartments

635 FIXING PIPEWORK

- Pipework: Fix securely, plumb and/ or true to line.
- Branches and low gradient sections: Fix with uniform and adequate falls to drain efficiently.
- Externally socketed pipes and fittings: Fix with sockets facing upstream.
- Additional supports: Provide as necessary to support junctions and changes in direction.
- Vertical pipes:
 - Provide a loadbearing support at least at every storey level.
 - Tighten fixings as work proceeds so that every storey is self supporting.
 - Wedge joints in unsealed metal pipes to prevent rattling.
- Wall and floor penetrations: Isolate pipework from structure.
 - Pipe sleeves: As section P31.
 - Masking plates: Fix at penetrations if visible in the finished work.
- Expansion joint pipe sockets: Fix rigidly to buildings. Elsewhere, provide brackets and fixings that allow pipes to slide.

640 FIXING VERTICAL PIPEWORK

- Bracket fixings: Bolted into masonry.
- Distance between bracket fixing centres (maximum): 1200 mm.

650 JOINTING PIPEWORK AND GUTTERS

- General: Joint with materials and fittings that will make effective and durable connections.
- Jointing differing pipework and gutter systems: Use adaptors intended for the purpose.
- Cut ends of pipes and gutters: Clean and square. Remove burrs and swarf. Chamfer pipe ends before inserting into ring seal sockets.
- Jointing or mating surfaces: Clean and, where necessary, lubricate immediately before assembly.
- Junctions: Form with fittings intended for the purpose.
- Jointing material: Strike off flush. Do not allow it to project into bore of pipes and fittings.
- Surplus flux, solvent jointing materials and cement: Remove.

660 JOINTING EXTERNAL PIPEWORK

- Jointing: as per manufacturers recommendations.

COMPLETION

910 GUTTER TEST

- Preparation: Temporarily block all outlets.
- Testing: Fill gutters to overflow level and after 5 minutes closely inspect for leakage.

Z

Building fabric reference specification

Z21 Mortars

To be read with Preliminaries/ General conditions.

LIME:SAND MORTARS

- 310 LIME:SAND MORTAR MIXES
- Specification: Proportions and additional requirements for mortar materials are specified elsewhere.
- 320 SAND FOR LIME:SAND MASONRY MORTARS
- Type: Sharp, well graded.
 - Quality, sampling and testing: To BS EN 13139.
 - Grading/ Source: As specified elsewhere in relevant mortar mix items.
- 345 ADMIXTURES FOR HYDRAULIC LIME:SAND MORTARS
- Air entraining (plasticizing) admixtures: To BS EN 934-3 and compatible with other mortar constituents.
 - Prohibited admixtures: Calcium chloride, ethylene glycol and any admixture containing calcium chloride.
- 360 MAKING LIME:SAND MORTARS GENERALLY
- Batching: By volume. Use clean and accurate gauge boxes or buckets.
 - Mixing: Mix materials thoroughly to uniform consistency, free from lumps.
 - Contamination: Prevent intermixing with other materials, including cement.
- 400 MAKING HYDRAULIC LIME:SAND MORTARS
- Mixing hydrated hydraulic lime:sand: Follow the lime manufacturer's recommendations for each stage of the mix.
 - Water quantity: Only sufficient to produce a workable mix.
 - Working time: Within limits recommended by the hydraulic lime manufacturer.

Dale Street Apartments

Z22 Sealants

To be read with Preliminaries/General conditions.

PRODUCTS

310 JOINTS GENERALLY

- Primer, backing strip, bond breaker: Types recommended by sealant manufacturer.

EXECUTION

610 SUITABILITY OF JOINTS

- Presealing checks:
 - Joint dimensions: Within limits specified for the sealant.
 - Substrate quality: Surfaces regular, undamaged and stable.
- Joints not fit to receive sealant: Submit proposals for rectification.

620 PREPARING JOINTS

- Surfaces to which sealant must adhere:
 - Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
 - Clean using materials and methods recommended by sealant manufacturer.
- Vulnerable surfaces adjacent to joints: Mask to prevent staining or smearing with primer or sealant.
- Backing strip and/ or bond breaker installation: Insert into joint to correct depth, without stretching or twisting, leaving no gaps.
- Protection: Keep joints clean and protect from damage until sealant is applied.

630 APPLYING SEALANTS

- Substrate: Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
- Environmental conditions: Do not dry or raise temperature of joints by heating.
- Sealant application: Fill joints completely and neatly, ensuring firm adhesion to substrates.
- Sealant profiles:
 - Butt and lap joints: Slightly concave.
 - Fillet joints: Flat or slightly convex.
- Protection: Protect finished joints from contamination or damage until sealant has cured.

Dale Street Apartments Preambles

Financial Summary	£
F10 Brick/ block walling	
F30 Accessories/ sundry items for brick/ block/ stone walling	
F31 Precast concrete sills/ lintels/ copings/ features	
J21 Mastic asphalt roofing/ insulation/ finishes	
L40 General glazing	
M60 Painting/ clear finishing	
R10 Rainwater drainage systems	
Z21 Mortars	
Z22 Sealants	
Total £	

Signed _____

For and on behalf of _____

Date _____

PART 3 - SCHEDULE OF WORKS

DALE STREET APARTMENTS

ITEM	DESCRIPTION	UNIT	RATE	COST (£)
1.00	GENERAL COST ITEMS			
	CONTRACTORS GENERAL COST ITEMS (Also refer to preliminary items)			
1.1.0	GENERALLY			
1.1.1	The works briefly comprise the following:- -Masonry/faience/terracotta repairs -Repointing -External redecoration -Façade Cleaning -Gutter repairs/lining/replacement -Window Overhaul			
1.2.0	THE WORKS			
1.2.1	The contractors are deemed to include for everything necessary to allow the contractor to understand the scope of the works, to allow for the complete execution of the work and the full and proper operation of the installation including all sundry components and building works.			
1.2.2	The items are not intended to be fully descriptive in every detail of the work entailed, but contain sufficient information to enable the contractor to understand the scope of the works			
1.2.3	The works also includes the whole of the labour and supply of materials unless otherwise stated. All works to be in accordance with current legislation and good working practice and manufacturers recommendations.			
1.2.4	If additional areas of works are identified by the contractor during the tendering stage, these items are to be priced and stated in the covering letter. Should additional works be identified during the contract period that should have been foreseen by the contractor during tendering, the cost of such works shall be borne by the contractor.			
1.2.5	During tender stage should any items or discrepancies come to the attention of the contractor he is to inform the Contract Administrator without delay and request clarification.			
1.2.6	All items are to be priced separately and in conjunction with the preliminaries, trade preambles and accompanying drawings.			
1.2.7	Failure to provide all required information with the returned tender submission will result in automatic disqualification of the tender.			
1.2.8	All measurements and dimensions are approximate and the contractor is to verify all dimensions and quantities on site.			
1.2.9	Prior to the pricing of any item within the Schedule, the Contractor is to fully and certainly ascertain the extent of the works and any local features, and all other factors of construction which affect the nature of the works described			

DALE STREET APARTMENTS

1.2.10	Should there be works are described within the schedule and not shown on the drawing or vice-versa, these items are to be deemed included and again should the Contractor during the tender stage notice any discrepancies, these are to be brought to the attention of the Contract Administrator for clarification			
1.2.11	The Contractor must, before tendering examine the Specification, assess the full extent and nature of the works, visit site to ascertain the nature of the site, accessibility, and all local conditions and restrictions likely to affect the execution of the works, and assess elements likely to affect labour and the execution of the Contract. No claim for any extra that arose out of the Contractors omission or neglect in this respect will be admitted.			
1.2.12	The employer and his professional advisers reserve the right to request any member of the contractors management or staff to leave site and not return to site if found to be in breach of health and safety legislation and requirements included within this document			
1.2.13	The Contractor is to ensure that the site works are supervised by an on-site competent non-working site foreman who is contactable at all times via a mobile phone, for the duration of the works.			
1.2.14	Access to view the works can be made by prior appointment with CA.			
	Acceptance of Tenders			
1.2.15	The employer does not warrant himself to accept the lowest of any tender.			
	Interpretation			
1.2.16	The contractor is to include for all necessary work to be complete the works, whether or not the same is specifically stated or implied provided that it may be reasonably inferred			
1.3.0	WORKING HOURS			
1.3.1	The works are to be undertaken during normal working hours from 8:00am until 5:30pm Monday to Friday. Working outside these hours will be allowed subject to CA approval and sufficient notice period			
1.3.2	The Contractor is to allow for all necessary out of hours working to complete tasks which will create noise nuisance to surrounding users. The Contractor is to have carried out noise assessment for all tasks to ensure these do not create noise nuisance which may interfere with the residents in the immediate vicinity.			
1.3.3	The Contractor is to allow for working all necessary out of hours to achieve the scheme programme completion date.			
1.4.0	OCCUPANCY			

DALE STREET APARTMENTS

1.4.1	The property is currently fully occupied as residential premises. Contractor to ensure that disruptions to all tenants is kept to an absolute minimum for the duration of the works and clear access is provided to entrances at all times.			
1.4.2	Access to the car park entrance and entrance doors should be kept clear at all times			
1.5.0	HEALTH AND SAFETY			
1.5.1	The Contractor is to make due allowance for compliance with the CDM Health and Safety Plan and all relevant HSE Legislation. Provide all necessary barriers and guarding to prevent falling from heights			
1.5.2	It should be noted that hard hats are to be worn by the Contractor's Employees at all times throughout the duration of the works without exception. The Contractor's Employees are also to wear all necessary personal protective equipment associated with the type of work being carried out in accordance with HSE Requirements, CDM Health and Safety Plan and Contractor's Method Statement. Where Contractor's Employees are found to be in breach of these requirements they will be asked to leave site			
1.6.0	PROTECTION AND SECURITY			
1.6.1	The contractor is to allow for the protection of all existing and new structures, landscaping, finishes, and equipment, etc. both around the site and within the adjacent building during the execution of the works. All emergency access routes and means of escape are to be maintained clear at all times			
1.6.2	Any damage caused by the contractor to the existing and new structure, landscaping, finishes, equipment, etc shall be reimbursed at works completion, to match the condition of the respective element prior to the work commencement. Any making good will be at the expense of the contractor to the satisfaction of the Contract Administrator.			
1.6.3	The contractor is to provide adequate protection to all existing finishes to include sheeting carpets and openings to prevent ingress of dust into the existing building / areas not affected by the works. The contractor should include for all relevant safety signage to prevent unauthorised access			
1.7.0	SITE RULES			
1.7.1	No radios are permitted on site.			
1.7.2	No smoking is permitted anywhere within the building. Should the contractors wish to smoke, then they must be outside the site boundary			
1.8.0	PREPARATION WORKS			

DALE STREET APARTMENTS

1.8.1	Before commencement of the works, the contractor is to compile a photographic record of the building and the surrounding areas to provide condition, as any damage resultant from the works will have to be made good at the contractors expense.			
1.9.0	SCAFFOLD			
1.9.1	The Contractor is to allow for the provision and erection of all necessary access scaffold where necessary to complete the work as detailed in Section 2			
1.9.2	The scaffold is to provide unhindered access to work areas			
1.10.0	SHORING AND TEMPORARY SUPPORT			
1.10.1	The Contractor is to allow for providing all necessary shoring and temporary support required to facilitate the works described			
1.11.0	SMALL PLANT AND EQUIPMENT			
1.11.1	The Contractor is to make due allowance for all necessary small plant and equipment required for the full execution of the works. Pricing of this item should be included within the preliminaries			
1.11	The contractor is to allow for and provide a temporary power supply i.e. a temporary generator to undertake the works during the contract period, as it is not know at this stage whether the client will allow the use of services.			
1.12.0	SKIPS			
1.12.1	Provide all necessary skips for the disposal of debris from the works include for all necessary Local Authority licences for the siting of skips and associated protection, lighting, etc.			
1.13.0	TRAFFIC AND PARKING MANAGEMENT			
1.13.1	The contractor is to ensure that all operatives' vehicles are parked away from the site			
1.14.0	PROGRAMME			
1.14.1	The Contractor is to provide his scheme programme with his tender return to show completion of the works in the requisite time period. The programme is to highlight the duration of the works from instruction to completion, including site set up and clearance at the end of the works. The programme should indicate the phasing of the works as necessary.			
1.14.2	The contractor is to attend both a pre-start meeting and any interim site meetings for the duration of the contract			
1.15.0	CLEARANCE			

DALE STREET APARTMENTS

1.15.1	Rubbish should not be permitted to accumulate during the works and should be cleared away on a daily basis. Skips shall only be located in a position agreed with the Employer
1.15.2	The contractor is to ensure that the site is left clean, tidy and safe at the end of each day. Following completion of the works allow for a thorough clean throughout to leave all affected areas clean.
1.16.0	HEALTH AND SAFETY
1.16.1	The contractor will be responsible for all aspects of health and safety on the site and the immediate surrounding areas.
1.16.2	The contractor shall take all necessary precautions to ensure that the works are carried out in a safe manner and in accordance with their obligations under the Health & Safety at Work Act 1974 and any subsequent Regulations and Rules enacted under this Act
1.16.3	The contractor shall take all steps necessary to secure the site, or plant, machinery and tools against misuse by unauthorised persons particularly out of working hours
1.16.4	The contractor is to check the fire evacuation procedures to the existing site/building and ensure all fire escape routes are clear at all times
1.16.5	The contractor is to allow for the provision of all necessary safety equipment to comply with all relevant Health and Safety Regulations. Correct PPE is to be worn at all times.
1.17.0	STATUTORY APPROVALS
1.17.1	The Project is not expected to require Building Control approval. Millington House and Langley Building are Grade II listed and approval will be sought from Manchester City Council Conservation Officer. Listed Building Consent and Planning Permission Is required, following consultation by the Employer with the Planning Department, this will be dealt with by the CA
1.18.0	MATERIALS AND WORKMANSHIP
1.18.1	Materials and workmanship are to be fit for purpose, of the type and quality described herein and of the best quality described herein and of the best quality of their respective kinds. Those for which there is a British Standard are to conform thereto.
1.18.2	Description of materials and workmanship given in any one trade is to apply throughout this Specification unless otherwise described.
1.18.3	The Contractor shall employ only fully qualified, competent and experienced tradesmen through the Contract period.
1.18.4	All electrical works are to be undertaken by an NICEIC registered contractor and all test certificates are to be forwarded to the CA.

DALE STREET APARTMENTS

1.19.0	APPROVAL			
1.19.1	The whole of the work and materials are to be to the approval of the CA and to the satisfaction of all relevant British Standards, European Standards and other similar technical standards, all Trade Associations and all relevant Manufacturer's instructions.			
1.19.2	Where the Contractor discovers any discrepancies or ambiguities, or should there be any item of work which the Contractor is unclear as to what is required, the Contractor must obtain clarification or instructions from the CA before proceeding			
1.19.3	No qualifications or alterations of any kind are to be made by the Contractor to this schedule of works without the written agreement of the CA			
1.20.0	SETTING OUT THE WORKS			
1.20.1	The Contractor is to set out the work and will be responsible for the accuracy of the same.			
1.21.0	CARE OF THE WORKS			
1.21.1	The Contractor is to keep all persons (including those employed by sub-contractors) under his control and within the boundaries of the site.			
1.21.2	The contractor will be held responsible for the care of the works generally until their completion, including all work executed and materials deposited on the site by himself or sub- contractors and suppliers, together with all risks arising from the weather, carelessness of operatives, damage or loss by theft or any other such cause; and he is to make good all such damage or loss.			
1.22.0	COVERING AND PROTECTION			
1.22.1	The Contractor is to cover up and protect the works from any persons on the site and will be responsible for the costs of replacing any elements which become damaged due to inadequate covering and protection			
1.23.0	CLEARING AWAY			
1.23.1	The Contractor is to take down and clear away all plant and temporary works etc. and make good and remove all rubbish and surplus materials from site and leave in a clean and tidy state			
1.24.0	PERIOD OF VALIDITY			
1.24.1	Tenders must remain open for consideration for a period of 13 weeks from the date fixed for submission of tenders			
1.25.0	WELFARE FACILITIES			

DALE STREET APARTMENTS

1.25.1	The contractor should make allowances for the provision of self contained welfare units for the duration of the project. It should be assumed that this stage that there is no water and power available from the building.			
1.26.0	CDM REGULATIONS			
1.26.1	The Construction (Design & Management) Regulations 2015 apply to this Project and tenderers must familiarise themselves with the requirements of the Regulations and include fully for them within their tendered prices.			
1.26.2	The Contractor appointed to carry out the works will be appointed the Principal Contractor. The Principal Contractor shall prepare the Construction Phase Health and Safety Plan			
1.26.3	The Construction Phase will not commence until the successful Contractor has provided all necessary RAMs for the works.			
1.26.4	The Principal Contractor will ensure that all other Contractors employed on the site either directly or indirectly by him or the Employer are made aware of the requirements of the CDM Regulations.			
1.27.0	PRACTICAL COMPLETION			
1.27.1	Practical Completion will only be reached once the CA issues the relevant completion certificate.			
1.27.2	In order to achieve practical-completion, the Contractor must deliver to the CA all relevant certificates, guarantees, planning condition discharge confirmations, Building Regulations approval notices and other similar documentation			
1.27.3	All operational, maintenance and testing procedures must be notified by the Contractor to the CA and/or the Employer during the final completion meeting.			
2.00	SCAFFOLDING			
2.1.0	GENERALLY			
2.1.1	Allow for the erection, adaptation and dismantling of all scaffold necessary to undertake the works to all elevations of the following:- The Met Building Langley Building Millington House			
2.1.2	Erect full access scaffold to all elevations from ground to roof level to Langley Building, Millington House and The Met building. Scaffold to be fully sheeted to all elevations. Scaffold to China Lane to be adapted to allow delivery access at all times to adjacent buildings. Costs to include all necessary licences and permits.			

DALE STREET APARTMENTS

2.1.3	Include for fully hoarding the scaffold to 3.0m above ground level and provide fan board protection over entrances. Provide hoarding lighting as required by Highways Authority. Back prop down to basement level scaffold standards to central courtyard garden area
2.1.4	Care should be taken on designing the scaffold for the Back China Lane elevations of The Met, Millington House and Langley Building to allow for the loadings on the suspended deck of the underground car park
2.2.0	REQUIREMENTS OF CONTROLLING AUTHORITIES
2.2.1	Contact to read and refer to Manchester City Councils Terms & Conditions for erecting scaffolding within the City Centre and in conjunction with the works listed below.
2.2.2	The contractor shall ascertain and allow for all costs in complying with the requirements of the Local Authority and constabulary as they may affect the cleaning and restoration works and in particular regarding:-
a	Loading and unloading materials and equipment
b	Erecting, maintaining, adapting and dismantling scaffolding
c	Providing notices, traffic control equipment, kerb buffers, chevron painted boards, painted scaffold, lighting, fans, sheeting and all safety requirements and protective measures
d	Discharge of runoff waste and maintenance of drainage
e	Approval of test panels for method of cleaning
2.3.0	SCAFFOLD DESIGN
2.3.1	Contractor to design and erect all scaffolding to facilitate the works. The design of the scaffolding will be the responsibility of the Contractor and is to be in accordance with the recommendations with current British Standards, Codes of Practice and Health & Safety legislation.
2.3.2	As the work involved is to a listed building, the scaffold should essentially be regarded as independent of the existing structure and designed accordingly. Where tying to the existing structure cannot be avoided the positions and type of any such ties will require the approval of the Local Authority Conservation Officer. No additional costs will be granted after the acceptance of any tender where this requirement has been overlooked.
2.3.3	Where tying to the existing structure is required/approved, the contractor is to include for all necessary and appropriate making good following removal of the ties as the scaffold is removed at completion.
2.3.4	Compliance with the various Acts and Regulations is the responsibility of the Contractor
2.3.5	Compliance with all aspects of Health & Safety during erection, use, and dismantling is the responsibility of the Contractor.

2.3.6	The design of the scaffold is to take account of the requirements of all trades which will require access, use as a working platform or storage. No claims will be entertained for additional scaffold for amending scaffold already erected to suit the requirements of trades contained within the specification.			
2.4.0	SCAFFOLDING PROPOSALS			
2.4.1	The contractor is to submit his proposals for scaffolding on or before the date of possession and not less than 7 days before the commencement of the scaffold			
2.4.2	The Contractors proposals are to include clear drawings and structural calculations in duplicate, sufficient to prove the stability of the proposed temporary structures			
2.4.3	These drawings will clearly indicate positions where any scaffold is to be tied back to the fabric of the building.			
2.4.4	No scaffolding shall commence on site until the Contractors proposals have been submitted and agreed with the CA. not relieve the Contractor of his responsibilities to ensure full compliance of all requirements.			
2.5.0	SCAFFOLDING PROGRAMME			
2.5.1	Prior to commencement of any scaffolding the Contractor shall submit a programme indicating the commencement date completion date and period for dismantling for each area of scaffolding			
2.5.2	Scaffold may be required for inspection purposes prior to confirmation of scope of the work and the Contractor is to indicate this period on his programme and ensure their proposals are submitted early enough to ensure that this period is not compromised.			
2.5.3	The programme is to take account of all requirements of the sub-contractors who require the use of the scaffold			
2.6.0	SCAFFOLD - ERECTION REQUIREMENTS			
2.6.1	All scaffold tubing and fittings are to be galvanised and in good condition and free from corrosion. Rusty components will not be accepted.			
2.6.2	No steel component (including capped tubes) is to be in contact with the fabric of the building except where specific approval has been given			
2.6.3	Where it is necessary to brace the scaffold from the masonry then timber packing of a minimum thickness of 20mm is to be placed between the scaffolding and the masonry.			
2.6.4	No scaffolding shall rest on any roof coverings unless agreed in writing prior to commencement.			
2.6.5	The ends of ALL scaffold tubes are to be protected with plastic caps, which are to be fitted prior to delivery to site. Where it is necessary to cut scaffold tubes during erection the end is to be re-capped immediately.			

DALE STREET APARTMENTS

2.6.6	Scaffold tubes are not to encroach within 200mm of the surface of the building except where required for support or stabilising. This is to prevent accidental damage to the fabric by minor movement of the scaffold.			
2.6.7	Unless unavoidable it will not be permitted to brace scaffold through window or door openings. Should this prove necessary the existing finishes are to be protected with 20mm thick timber packers both internally and externally. The opening is to be boarded up with access only for the scaffold tubes and make good on completion.			
2.7.0	SCAFFOLDING - SUPERVISION			
2.7.1	The Contractor is to exercise particular care in supervising the erection and dismantling of the scaffold to ensure that no damage occurs to the fabric of the building.			
2.7.2	It should be noted that in many instances damage to the historic fabric cannot easily be rectified. Any damage due to the scaffold use, erection or dismantling will be rectified at the Contractor's expense.			
2.8.0	SCAFFOLDING - SECURITY			
2.8.1	All external scaffolding shall be designed and erected so as to prevent unauthorised access. It should be noted that the property will be occupied by the tenants and as such will require 24 hour access			
2.8.2	Access to the scaffold is to be via a lockable door.			
2.8.3	Ladders to the lower lift are to be removed at night. Any areas that may be accessible from adjoining structures, roofs, etc., are to be similarly protected by boarding or by other approved means			
2.9.0	SCAFFOLDING - PROTECTION			
2.9.1	All surfaces at ground level are to be suitably protected to prevent the scaffold damaging existing external finishes			
2.9.2	Ensure any architectural features or areas prone to damage are suitably protected			
2.9.3	Where protection measures are considered inadequate the Contractor will, at his own expense, provide additional protection as directed by the CA			
2.9.4	Sheeting to side walls to the scaffold structure shall be reinforced translucent sheets which are self-extinguishing and flame retardant (e.g. Monoflex). Details of any alternative proposals shall be submitted for approval with the tender			
2.9.5	All sheeting to be adequately secured against wind uplift, etc. Kick / toe boards used to guard against falling materials and tactile tape / protection to street level scaffold poles			
2.9.6	All sheeting to be checked by a competent person at least once a week and a signed record kept on site. Any defects to be rectified immediately.			

DALE STREET APARTMENTS

2.9.7	Contractor to ensure a crash deck is provided to the light well over the second floor to the rear of the property to accommodate the works			
2.10.0	SCAFFOLDING - DISMANTLING			
2.10.1	Ensure all necessary care is taken to ensure that no damage occurs to the fabric of the building			
2.10.2	Scaffold tubes to be carefully lowered to ground level and not thrown or dropped			
2.10.3	No dismantled components shall be left on site outside working hours.			
2.11.0	SCAFFOLDING - CERTIFICATES			
2.11.1	Copies of all handover certificates issued by the scaffold sub-contractor shall be forwarded to the CA upon receipt by the Main Contractor.			
2.11.2	No scaffolding shall be used unless handover certificates and test certificates have been issued			
3.00	ROOFING WORKS			
3.1.0	THE MET			
3.1.1	Clean out all gullies and water outlets to ensure that they are free flowing.			
3.2.0	MILLINGTON HOUSE			
3.2.1	Allow for carefully stripping back existing asphalt to all pediments and cornicing and other architectural details at high level			
3.2.2	Allow for repairing previously removed areas of Asphalt flat roofing to pediments and cornicing areas to Millington House, all fully detailed in accordance with the mastic asphalt association handbook.			
3.2.3	Provide new asphalt roofing to pediments and cornicing of Millington House, all fully detailed in accordance with the mastic asphalt association handbook.			
3.2.4	Allow provisional sum of £8,000.00 for relaying new single ply membrane to internal gutter to rear of front elevation parapet to Millington House on Dale Street. Include for relaying to fall and forming new rainwater outlet.			
3.2.5	Overhaul existing leadwork to parapet capping's to Dale Street elevation parapet to Millington House detailed in full accordance with the LDA handbook			
3.2.6	Allow for fully stripping and recovering existing projecting bays to Dale Street allowing for temporary protection during these works, include for replacement of the rainwater outlets			
3.2.7	Clean out all gullies and water outlets to ensure that they are free flowing.			

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3.2.8	Allow Provisional sum of £5,000.00 for un-quantified roofing repairs			
3.3.0	LANGLEY BUILDING			
3.3.1	Allow for carefully stripping back existing asphalt to all pediments and cornicing and other architectural details at high level			
3.3.2	Allow for repairing previously removed areas of Asphalt flat roofing to pediments and cornicing to Langley Building, all fully detailed in accordance with the mastic asphalt association handbook			
3.3.3	Provide new asphalt roofing to pediments and flat roof areas of Langley Building, all fully detailed in accordance with the mastic asphalt association handbook.			
3.3.4	Allow for overhauling and replacing split and worn lead work flashings to Langley Building and replace with new code 4 and 5 lead work detailed in full accordance with the LDA handbook			
3.3.5	Supply and fix code 5 lead parapet capping's to front elevation parapet to Langley Building detailed in full accordance with the LDA handbook			
3.3.6	Allow for fully stripping and recovering existing projecting bays to Dale Street and Hilton Street to the Langley building allowing for temporary protection during these works, include for replacement of the rainwater outlets.			
3.3.7	Clean out all gullies and water outlets to ensure that they are free flowing.			
3.3.8	Allow Provisional sum of £5,000.00 for un-quantified roofing repairs to the Langley Building.			
4.00	MASONRY REPAIRS			
4.1.0	THE MET			
4.1.1	Once access is on place, undertake a complete survey of all faience to all elevations and compile schedule of repairs for submission to CA.			
	Cleaning			
4.1.2	Specialist contractor to be appointed to undertake cleaning of facade using DOFF Cleaning System. Ensure the system is set to enable the heavy deposits of soiling and algae to be removed from the elevations. Carefully clean down all faience and granite to each elevation. More stubborn staining and soiling should be removed with a soft bristle brush. All abrasive cleaning methods, strong acids or metal bristle brushes MUST be avoided. Test panel of cleaning should be provided for approval prior to commencement of works			
4.1.3	Contractor to allow for cleaning all elevations to The Met			
4.1.4	Precautions:-			

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- No washing shall be carried out except when the cleaning operator is attending and controlling the works. Under no circumstances shall water be used for cleaning works.
- Keep all drains/ gullies clear during the works and clear out and flush down afterwards
- Care shall be taken to prevent ingress of moisture to the interior of the building and nuisance and damage to the building occupants, adjoining properties, roads & footways. The contractor shall be wholly responsible for any damage that may arise from washing and cleaning processes and shall be made good at his own cost any damage that may occur.
- Contractor to liaise with Building Manager regarding phasing of the works who will in turn liaise with Building residents to ensure that windows are fully shut prior to commencement.
- No works are to be carried out in conditions where damage is likely to result from frost action. Min average temp to be +5degrees.
- Consideration to be given to protecting windows, doors delicate architectural features and any other areas not being treated e.g. Tank Tape and polythene to reduce water ingress through openings

4.1.5 No chemical or abrasive clean will be accepted

Repointing

4.1.6 Carefully remove all loose pointing by hand being careful not to damage the arises of the faience blocks. Under no circumstances will the use of mechanical tools be permitted

4.1.7 Carefully repoint open or defective mortar joint with a lime based mortar with a fine sand aggregate. Care must be taken to ensure that new mortar pointing is compatible with existing mortar in terms of colour. Care must also be taken to ensure that mortar does not stain the surface of the faience

Contractor to confirm rate for additional repointing at £ sq/m rate for areas of repointing over 1sq/m. For the purpose of pricing allow 500sq/m of repointing

Contractor to confirm rate for additional repointing at £ line m rate for all isolated areas of repointing under 1 sq/m subject to minimum of measure of 0.5 l/m. For the purpose of pricing allow 400 l/m of repointing

4.1.8 Allow for providing mortar test panel for approval of Conservation Officer prior to commencement of works

Repairs

4.1.9 Contractor shall allow for all necessary protection of the building façade in advance of the repair and cutting out

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4.1.10	Undertake any minor repairs to the faience including redundant fixing holes with hydraulic lime mortar. Care must be taken that mortar matched the faience in terms of colour and that it completely seals the hole to prevent further moisture ingress.			
4.1.11	Following completion of repointing works, the contractor to clean down all areas on completion using clean water and bristle brush only. Acid cleaners are not to be used			
4.1.12	Allow for carefully cutting out defective and cracked concrete lintels to basement level on Back China Lane as noted on drawing No. 3551-004-04 to fully expose corroded reinforcement prior to repair, cart away all arisings. Allow for the following:- Back China Lane Elevation - 1No at basement level			
4.2.0	MILLINGTON HOUSE			
4.2.1	Once access is on place, undertake a complete survey of all masonry, terracotta, window cills and heads to all elevations and compile schedule of repairs for submission to CA			
	Cleaning			
4.2.2	Specialist contractor to be appointed to undertake cleaning of facade using DOFF Cleaning System. Ensure the system is set to enable the heavy deposits of siling and algae to be removed from the elevations. Carefully clean down all brickwork, terracotta, stonework, cills and heads to each elevation. More stubborn staining and soiling should be removed with a soft bristle brush. All abrasive cleaning methods, strong acids or metal bristle brushes must be avoided. Test panel of cleaning should be provided for approval prior t commencement of works			
4.2.3	Contractor to allow for cleaning all elevations to Millington House.			
4.2.4	Precautions:- - No washing shall be carried out except when the cleaning operator is attending and controlling the works. Under no circumstances shall water be used for cleaning works. - Keep all drains/ gullies clear during the works and clear out and flush down afterwards - Care shall be taken to prevent ingress of moisture to the interior of the building and nuisance and damage to the building occupants, adjoining properties, roads & footways. The contractor shall be wholly responsible for any damage that may arise from washing and cleaning processes and shall be made good at his own cost any damage that may occur. - Contractor to liaise with Building Manager regarding phasing of the works who will in turn liaise with Building residents to ensure that windows are fully shut prior to commencement.			

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	- No works are to be carried out in conditions where damage is likely to result from frost action. Min average temp to be +5degrees. - Consideration to be given to protecting windows, doors delicate architectural features and any other areas not being treated e.g. Tank Tape and polythene to reduce water ingress through openings			
4.2.5	<u>No chemical or abrasive clean will be accepted</u>			
	Repointing			
4.2.6	Carefully remove all loose pointing by hand being careful not to damage the arises of the faience blocks. Under no circumstances will the use of mechanical tool be permitted.			
4.2.7	Carefully repoint open or defective mortar joints with a lime based mortar with a fine sand aggregate. Care must be taken to ensure that new mortar pointing is compatible with existing mortar in terms of colour. Care must also be taken to ensure that mortar does not stain the surface of the faience Contractor to confirm rate for additional repointing a £___sq/m rate for areas of repointing over 1sq/m. For the purpose of pricing allow 500sq/m of repointing. Contractor to confirm rate for additional repointing at £___lin m rate for all isolated areas of repointing under 1 sq/m subject to minimum of measure of 0.5 lin m. For the purpose of pricing allow 400 l/m of repointing Allow for providing mortar test panel for approval of Conservation Officer prior to commencement of works			
	Repairs			
4.2.9	Allow for carefully cutting out loose, friable and cracked terracotta to high level cornicing and details on Dale Street elevation to Millington House in preparation for stone repair/replacement. See drawing 13551-004-04.			
4.2.10	Allow for specialist stone repair and replacement of terracotta to Dale Street elevation to match all original features, where necessary allow for doweling existing stonework to facilitate rebuilding new stonework details.			
4.2.11	Allow for carefully cutting out defective and cracked concrete window heads to Millington House on Back China Lane and South Elevation as noted on drawing No 414551-004-04 to fully expose corroded reinforcement prior to repair, cart away all arisings. Allow for the following:- South Elevation - 2No. at level 6, 1No. at level 3. Back China Lane Elevation - 7No at level 6			
4.2.12	Allow for concrete repairs to window head lintels to the top floor of Millington House to the Back China Lane and South elevation (As above) using Fosroc or Sika repair systems. Making good heads to follow existing finish and profile. Allow for repairing 11No. Window heads			

DALE STREET APARTMENTS

4.2.13	Carefully infill vertical area of missing brickwork on Back China Lane as noted on drawing 13551-004-04. New masonry to match existing in all respects
4.2.14	Undertake discrete patch repairs to masonry to areas where fixings previously removed and redundant fixing holes or damaged masonry. Repairs to match surrounding brickwork.
4.2.15	For the purpose of tendering, Contractor to allow for the following quantities:- - Bricks/Blocks — 30Nr. Contractor to allow an e/o rate of £___per brick over and above the quantities stated.
4.2.16	Allow for refixing lightning conductor on South Elevation at level 2.
4.3.0	LANGLEY BUILDING
4.3.1	Once access is on place, undertake a complete survey of all terracotta, masonry, window cills and heads to all elevations and compile schedule of repairs for submission to CA.
	Cleaning
4.3.2	Specialist contractor to be appointed to undertake cleaning of facade using DOFF Cleaning System. Ensure the system is set to enable the heavy deposits of silting and algae to be removed from the elevations. Carefully clean down all brickwork, terracotta, stonework, cills and heads to each elevation. More stubborn staining and soiling should be removed with a soft bristle brush. All abrasive cleaning methods, strong acids or metal bristle brushes should be avoided. Test panel of cleaning should be provided for approval prior to commencement of works.
4.3.3	Contractor to allow for cleaning all elevations to the Langley Building
4.3.4	Precautions:- - No washing shall be carried out except when the cleaning operator is attending and controlling the works. Under no circumstances shall water be used for cleaning works. - Keep all drains/ gullies clear during the works and clear out and flush down afterwards - Care shall be taken to prevent ingress of moisture to the interior of the building and nuisance and damage to the building occupants, adjoining properties, roads & footways. The contractor shall be wholly responsible for any damage that may arise from washing and cleaning processes and shall be made good at his own cost any damage that may occur. - Contractor to liaise with Building Manager regarding phasing of the works who will in turn liaise with Building residents to ensure that windows are fully shut prior to commencement.

DALE STREET APARTMENTS

	- No works are to be carried out in conditions where damage is likely to result from frost action. Min average temp to be +5degrees. - Consideration to be given to protecting windows, doors delicate architectural features and any other areas not being treated e.g. Tank Tape and polythene to reduce water ingress through openings			
4.3.5	<u>No chemical or abrasive clean will be accepted</u>			
	Repointing			
4.3.6	Carefully remove all loose pointing by hand being careful not to damage the arises of the faience blocks. Under no circumstances will the use of mechanical tools be permitted.			
4.3.7	Carefully repoint open or defective mortar joints with a lime based mortar with a fine sand aggregate. Care must be taken to ensure that new mortar pointing is compatible with existing mortar in terms of colour. Care must also be taken to ensure that mortar does not stain the surface of the faience.			
	Contractor to confirm rate for additional repointing at £___sq/m rate for areas of repointing over 1sq/m. For the purpose of pricing allow 800sq/m of repointing			
	Contractor to confirm rate for additional repointing at £___lin m rate for all isolated areas of repointing under 1 sq/m subject to minimum of measure of 0.5 lin/m. For the purpose of pricing allow 600 l/m of repointing.			
4.3.8	Allow for providing mortar test panel for approval of Conservation Officer prior to commencement of works			
	Repairs			
4.3.9	Allow for carefully cutting out damaged/cracked terracotta blocks to face of Dale Street and Hilton Street to Langley Building, clean ready for replacement block.			
4.3.10	Allow for specialist stone repair and replacement of terracotta to Dale Street and Hilton Street elevations to match all original features, where necessary allow for doweling existing stonework to facilitate rebuilding new stonework details			
4.3.11	Carefully cut out redundant fixings and metalwork in masonry to China Lane and Back China Lane			
4.3.12	Undertake discrete patch repairs to masonry to areas where fixings previously removed and redundant fixing holes or damaged masonry as noted on drawing numbers13551-004-03. Repairs to match surrounding brickwork			
4.3.13	For the purpose of tendering, Contactor to allow for the following quantities:- - Bricks/Blocks — 150Nr. Contractor to allow an e/o rate of £___per brick over and above the quantities stated.			

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4.3.14	Allow for carefully cutting out cracked brickwork to cast iron column locations as shown on drawing No. 113551-004-03. Break out to fully expose cast iron columns. Brickwork must be carefully removed to retain existing bricks where possible.
4.3.15	Allow for replacing previously cut out brickwork to Langley Building elevation, to include sections removed to open up corroded cast iron columns in matching brickwork. All replacement bricks etc shall be carefully selected to match existing size, texture, mould and colour. Samples shall be provided to the CA by the Contractor for approval and no final work shall be commenced until the samples have been approved in writing. Previously removed bricks to be reused where possible and supplemented with reclaimed bricks to match. New bricks to be approved by CA.
4.3.16	Where brickwork is being inserted into worn areas of brickwork the new brick is to be set such that the face is in line of the original face of the brickwork.
4.3.17	Carefully remove area of graffiti to basement lintel on China Lane (drawing No. 13551-004-03)
5.0.0	STEELWORK
5.1.0	THE MET
5.1.1	Carefully expose section of metal work at junction of The Met and Millington House on Back China Lane. Exposed metalwork to be adequately cleaned by mechanical wire brushing BS EN 8501-1 grade ST3 "very thorough hand and power tool cleaning" to remove all corrosion back to bright metal work
5.1.2	All the steelwork to be painted after cleaning and welding using 2-3 No. coats of Fosroc Galvafruid paint installed in accordance with the manufacturers recommendations. The number of coats to be applied to be agreed on site.
5.2.0	LANGLEY BUILDING
5.2.1	Following exposure of 2 No. cast iron columns to the Back China Lane/Hilton Street corner of the Langley Building allowed for in Section 4
5.2.2	All corroded steelwork to be adequately cleaned by mechanical wire brushing BS EN 8501-1 grade ST3 "very thorough hand and power tool cleaning" to remove all corrosion back to bright metal work. Include for cleaning front flange and web.
5.2.3	All the steelwork to be painted after cleaning and welding using 2-3 No. coats of Fosroc Galvafruid paint installed in accordance with the manufacturers recommendations. The number of coats to be applied to be agreed on site

DALE STREET APARTMENTS

5.2.4	Allow provisional sum of £10,000.00 for additional structural works to columns above and beyond, exposing, cleaning, painting and rebuilding of masonry
5.2.5	Clean down 4 No. exposed metal fixing plates on Back China Lane. Fixings to be adequately cleaned by mechanical wire brushing BS EN 8501-1 grade ST3 "very thorough hand and power tool cleaning" to remove all corrosion back to bright metal work. All the steelwork to be painted after cleaning using 2-3 No. coats of Fosroc Galvafruid paint installed in accordance with the manufacturers recommendations. The number of coats to be applied to be agreed on site.
5.2.6	Allow for fully sealing junction between metal fixings noted above and masonry to prohibit any water ingress from penetrating behind the brickwork cavity
6.00	WINDOW REPAIRS/REPLACEMENT
6.1.0	THE MET
6.1.1	Provide all labour materials, equipment and services required to complete metal window restoration and redecoration. It is the intent that repairs will maximize retention of original fabric while making windows weather resistant for long term use and serviceable for cyclical maintenance.
6.1.2	Metal window restoration may include but not limited to the following:- - Restore damaged and inoperable metal casement window. - Paint and finish all external metal elements. - Glue or replace broken, missing or cracked glass. - Remove all detreated putty and replace with new. - Consolidate and repair deteriorated metal sections and cills. - Clean all glass
6.1.3	As soon as practically possible after access is provided, to carry out full inspection of all metal windows to determine extent of corrosion and necessary repairs.
6.1.4	As part of the overhaul/repair works to the windows the Contractor to note all windows to be left closed and secure at the end of each working day. Contractor to provide a programme of repairs at least 7 days In advance of the works commencing to the Building Manager for communication to the respective tenants.
6.1.5	Allow for easing and adjusting any windows that do not easily close fully.
6.1.6	Allow provisional sum of £1000.00 for replacement of defective window furniture. Window furniture should be as close match to original as possible and approved by CA.

Glazing

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6.1.7	Contractor to allow for carefully removing and replacing 20nr. cracked/ smashed/ damaged panes of glass to steel windows. Glass to match existing.			
6.1.8	Contractor to allow an e/o rate of £----- per additional pane of glass replaced over and above the 10nr. quantified			
	Putty/Sealant Replacement			
6.1.9	Contractor to carefully remove all loose/defective putty, clean and sand rebate.			
6.1.10	Prime and apply DRY Seal UN (or equally approved product) with dispensing gun. Smooth the surface using Dry Seal UN applicator. Contractor to clarify and provide technical specification if an alternative product proposed			
6.1.11	Allow to cure and remove any excess Dry Seal UN from the glass. Leave ready to receive decoration in accordance with manufacturer's recommendations.			
6.1.12	For the purpose of tendering the Contractor should allow to replace putty to 10% glazing.			
6.1.13	Carefully remove existing perished sealant around window and door frames. Prepare surrounds and apply one part polysulphide sealant to full perimeter of windows and doors.			
	Allow a provisional quantity of 500 LM Cost for additional LM £			
	Ease and Adjust			
6.1.14	Contractor to allow for easing and adjusting windows to ensure smooth opening operation.			
6.1.15	For the purpose of tendering allow a provisional amount of 20Nr. windows to be determined on site by the CA			
6.1.16	Contractor to allow an e/o rate of £____per window over and above the 20Nr. quantified.			
6.2.0	MILLINGTON HOUSE			
6.2.1	Provide all labour materials, equipment and services required to complete timber window restoration and redecoration. It is the intent that repairs will maximise retention of original fabric while making windows weather resistant for long term use and serviceable for cyclical maintenance.			
6.2.2	Timber window restoration may include but not limited to the following:- - Restore damaged and inoperable wood window sashes. - Replace all broken and unsound sash cords - Paint and finish all external wood elements. - Glue or replace broken, missing or cracked glass. - Remove all deteriorated putty and replace with new. - Consolidate and repair deteriorated wood cills, sash rails and stiles. - Clean all glass			

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6.2.3	As soon as practically possible after access is provided, to carry out full inspection of all timber windows to determine extent of timber rot and necessary repairs. Ensure that all windows are operable. Notify CA of inoperable windows prior to commencing any works.			
6.2.4	As part of the overhaul/repair works to the windows the Contractor to note all windows to be left closed and secure at the end of each working day. Contractor to provide a programme of repairs at least 7 days In advance of the works commencing to the Building Manager for communication to the respective tenants.			
6.2.5	Carry out tests of original paint coat to windows to determine if there is lead content in any of the original paint coats			
	Timber Repairs			
6.2.6	Timber repairs to be undertaken by a mixture of using the Window Care System epoxy resin and replacing rotten timber and jointing to existing using the Window Care System, available from Repair Care International. Equal approved system of repair will be accepted by the CA. Please submit alternative proposals with your tender.			
6.2.7	Carry out localised repairs as necessary with timber splicing or flexible filler. Hard fillers should be avoided. Larger repairs should be notified to the CA. New timber splicing should be as close a match as possible to the original timber.			
6.2.8	Where timber cills have extensive decay, the timber should be cut back to allow new timber splicing. Where there is more extensive decay and the ends of the cill have decayed, the entire cill should be removed and replaced.			
6.2.9	Where the lower stiles are severely decayed, the sash should be removed and new timber spliced in.			
6.2.10	Remove any loose paint 10mm from the area to be treated and remove all decayed and soft timber using the manufacturers recommended router and round cutter. A 'shoulder' of at least 5mm should be formed. Remove all dust and dirt and leave ready to receive epoxy resin.			
6.2.11	Provide and apply Dry Fix mixed compound liberally onto the bare exposed wood including any exposed end grain and contact areas of the splice. Allow the Dry fix to penetrate the wood in accordance with the manufacturer's instructions.			
6.2.12	Provide and apply the Dry Flex in accordance with manufacturer's recommendations using timber inserts or face splices where appropriate. Use acrylic sheets where necessary to achieve a straight edge. Any excess to be removed to leave a smooth surface ready to receive decorations.			

6.2.13	On completion remove any acrylic sheets and the areas to ensure a smooth finish and to provide a key for the decorative coatings. Remove dust from the area			
	Types of Repair			
6.2.14	To all Open joints — allow to cut out a 10mm wide 10mm deep slot using the manufacturers recommended high speed cutter. Provide and apply to the newly formed slot Dry Fix epoxy resin and make good with Dry Flex elastic repair compound. Allow to cure and sand off for a closed joint a leave ready to receive decoration.			
6.2.15	Large area of decayed wood — cut out the defective timber using the manufacturers recommended high speed cutter and replace with new Redwood Pine timber to match existing profile. The new timber should be jointed to the existing timber-on a min. of 5mm of Dry Flex elastic repair compound.-Allow to cure and sand off for a closed joint and leave ready to receive decoration.			
6.2.16	For Surface decay of timber — Carefully remove the surface decay using the manufacturers recommended high speed precision cutter down to sound clean timber and remove debris from site. Provide and apply Dry Fix epoxy resin and Dry Flex elastic repair compound. Allow to cure and sand off, leaving ready for redecoration. Profile of the resin repair is to match the surrounding			
6.2.17	For the purpose of tendering, the contractor is to allow for 3Nr. Full cill repairs.			
6.2.18	For the purpose of tendering allow 20% surface decay of timber to existing Cills/Jambs subject to a minimum repair of 0.1m2.			
	Timber Replacement			
6.2.19	Carefully remove the following:- • Bottom rail of the bottom sash • Top rail of the top sash • Beads			
6.2.20	Provide and Install new redwood timber to replace the affected timber section including providing new mortice and tennon joints to the rails and the likes.			
6.2.21	For the purposes of tendering, the contractor should allow the following:- • Bottom rail of the bottom sash — 20% Replacement. Contractor to clarify quantities in their tender return. • Top rail of the top sash — 20% replacement Contractor to clarify quantities in their tender return. • Beads — 20% replacement. Contractor to clarify quantities in their tender return.			
6.2.22	Allow provisional sum of £1000.00 for replacement of defective window furniture. Window furniture should be as close match to original as possible and approved by CA.			

	Glazing			
6.2.23	Contractor to allow for carefully removing and replacing 5nr. cracked/ smashed/ damaged panes of glass to steel windows. Glass to match existing.			
6.2.24	Contractor to allow an e/o rate of £----- per additional pane of glass replaced over and above the 10nr. quantified			
	Putty/Sealant Replacement			
6.2.25	Contractor to carefully remove all loose/defective putty, clean and sand rebate.			
6.2.26	Prime and apply DRY Seal UN (or equally approved product) with dispensing gun. Smooth the surface using Dry Seal UN applicator. Contractor to clarify and provide technical specification if an alternative product proposed			
6.2.27	Allow to cure and remove any excess Dry Seal UN from the glass. Leave ready to receive decoration in accordance with manufacturer's recommendations.			
6.2.28	For the purpose of tendering the Contractor should allow to replace putty to 10% glazing.			
6.2.29	Carefully remove existing perished sealant around window and door frames. Prepare surrounds and apply one part polysulphide sealant to full perimeter of windows and doors.			
6.2.30	Allow a provisional quantity of 500 LM Cost for additional LM £			
	Ease and Adjust			
	Contractor to allow for easing and adjusting windows to ensure smooth opening operation.			
	For the purpose of tendering allow a provisional amount of 20Nr. windows to be determined on site by the CA			
	Contractor to allow an e/o rate of £____per window over and above the 20Nr. quantified.			
6.3.0	LANGLEY BUILDING			
6.3.1	Provide all labour materials, equipment and services required to complete timber window restoration and redecoration. It is the intent that repairs will maximise retention of original fabric while making windows weather resistant for long term use and serviceable for cyclical maintenance.			
6.3.2	Timber window restoration may include but not limited to the following:- - Restore damaged and inoperable wood window sashes. - Replace all broken and unsound sash cords - Paint and finish all external wood elements. - Glue or replace broken, missing or cracked glass. - Remove all deteriorated putty and replace with new.			

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	- Consolidate and repair deteriorated wood cills, sash rails and stiles.			
	- Clean all glass			
6.3.3	As soon as practically possible after access is provided, to carry out full inspection of all timber windows to determine extent of timber rot and necessary repairs. Ensure that all windows are operable. Notify CA of inoperable windows prior to commencing any works			
6.3.4	As part of the overhaul/repair works to the windows the Contractor to note all windows to be left closed and secure at the end of each working day. Contractor to provide a programme of repairs at least 7 days In advance of the works commencing to the Building Manager for communication to the respective tenants			
6.3.5	Carry out tests of original paint coats to windows to determine if there is lead content in any of the original paint coats.			
	Timber Repairs			
6.3.6	Timber repairs to be undertaken by a mixture of using the Window Care System epoxy resin and replacing rotten timber and jointing to existing using the Window Care System, available from Repair Care International. Equal approved system of repair will be accepted by the CA. Please submit alternative proposals with your tender.			
6.3.7	Carry out localised repairs as necessary wit timber splicing or flexible filler. Hard fillers should be avoided. Larger repairs should be notified to the CA. New timber splicing should be as close a match as possible to the original timber.			
6.3.8	Where timber cills have extensive decay, the timber should be cut back to allow new timber splicing. Where there is more extensive decay and the ends of the cill have decayed, the entire cill should be removed and replaced.			
6.3.9	Where the lower stiles are severely decayed, the sash should be removed and new timber spliced in.			
6.3.10	Remove any loose paint 10mm from the area to be treated and remove all decayed and soft timber using the manufacturers recommended router and round cutter. A 'shoulder' of at least 5mm should be formed. Remove all dust and dirt and leave ready to receive epoxy resin.			
6.3.11	Provide and apply Dry Fix mixed compound liberally onto the bare exposed wood including any exposed end grain and contact areas of the splice. Allow the Dry fix to penetrate the wood in accordance with the manufacturer's instructions.			

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6.3.12	Provide and apply the Dry Flex in accordance with manufacturer's recommendations using timber inserts or face splices where appropriate. Use acrylic sheets where necessary to achieve a straight edge. Any excess to be removed to leave a smooth surface ready to receive decorations.			
6.3.13	On completion remove any acrylic sheets and the areas to ensure a smooth finish and to provide a key for the decorative coatings. Remove dust from the area			
6.3.14	Types of Repair To all Open joints — allow to cut out a 10mm wide 10mm deep slot using the manufacturers recommended high speed cutter. Provide and apply to the newly formed slot Dry Fix epoxy resin and make good with Dry Flex elastic repair compound. Allow to cure and sand off for a closed joint a leave ready to receive decoration.			
6.3.15	Large area of decayed wood — cut out the defective timber using the manufacturers recommended high speed cutter and replace with new Redwood Pine timber to match existing profile. The new timber should be jointed to the existing timber-on a min. of 5mm of Dry Flex elastic repair compound.-Allow to cure and sand off for a closed joint and leave ready to receive decoration.			
6.3.16	For Surface decay of timber — Carefully remove the surface decay using the manufacturers recommended high speed precision cutter down to sound clean timber and remove debris from site. Provide and apply Dry Fix epoxy resin and Dry Flex elastic repair compound. Allow to cure and sand off, leaving ready for redecoration. Profile of the resin repair is to match the surrounding			
6.3.17	For the purpose of tendering, the contractor is to allow for 3Nr. Full cill repairs.			
6.3.18	For the purpose of tendering allow 20% surface decay of timber to existing Cills/Jambs subject to a minimum repair of 0.1m2.			
6.3.19	Timber Replacement Carefully remove the following:- • Bottom rail of the bottom sash • Top rail of the top sash • Beads			
6.3.20	Provide and Install new redwood timber to replace the affected timber section including providing new mortice and tennon joints to the rails and the likes.			
6.3.21	For the purposes of tendering, the contractor should allow the following:- • Bottom rail of the bottom sash — 20% Replacement. Contractor to clarify quantities in their tender return.			

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	• Top rail of the top sash — 20% replacement Contractor to clarify quantities in their tender return. • Beads — 20% replacement. Contractor to clarify quantities in their tender return.			
6.3.22	Allow provisional sum of £1000.00 for replacement of defective window furniture. Window furniture should be as close match to original as possible and approved by CA.			
	Glazing			
6.3.23	Contractor to allow for carefully removing and replacing 10nr. cracked/ smashed/ damaged panes of glass to the sliding sash windows. Glass to match existing			
6.3.24	Contractor to allow an e/o rate of £----- per additional pane of glass replaced over and above the 10nr. quantified			
6.3.25	Contractor to allow for carefully removing and replacing 15nr. cracked/ smashed/ damaged panes of stained glass to the stairwell windows on China Lane and Hilton Street. Glass to match existing			
6.3.26	Contractor to allow an e/o rate of £----- per additional pane of stained glass replaced over and above the 15nr. quantified			
	Putty Replacement			
6.3.27	Contractor to carefully remove all loose/defective putty, clean and sand rebate.			
6.3.28	Prime and apply DRY Seal UN (or equally approved product) with dispensing gun. Smooth the surface using Dry Seal UN applicator. Contractor to clarify and provide technical specification if an alternative product proposed within their tender return			
6.3.29	Allow to cure and remove any excess Dry Seal UN from the glass. Leave ready to receive decoration in accordance with manufacturer's recommendations.			
6.3.30	For the purpose of tendering the Contractor should allow to replace putty to 40% sliding sash windows.			
6.3.31	Carefully remove existing perished sealant around window and door frames. Prepare surrounds and apply one part polysulphide sealant to full perimeter of windows and doors.			
6.3.32	Allow a provisional quantity of 700 LM Cost for additional LM £			
	Ease and Adjust			
6.3.33	Contractor to allow for easing and adjusting windows to ensure smooth opening operation.			
6.3.34	For the purpose of tendering allow a provisional amount of 30Nr. windows to be determined on site by the CA.			
6.3.35	Contractor to allow an e/o rate of £ per window over and above the 30Nr. quantified			
	Pavement Lights			

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6.3.36	Carefully remove damaged lenses to pavement lights at the Hilton Street entrance. Clean our frame and prepare to receive new lenses. Supply and fit new glass lens to suit.			
7.0.0	SURFACE FINISHES			
7.1.0	THE MET			
7.1.1	Carry out tests of original paint coats to windows to determine if there is lead content in any of the original paint coats			
7.1.2	Allow for thorough preparation and removal of flaking paint to all metal frame windows. Rub down window frame with wire brush or handheld grinder to remove rust. All windows to be inspected to determine condition and any more severe areas noted to the CA.			
7.1.3	Fully abrade and etch existing paint finish's and as soon as the window has been prepared, apply a suitable zinc primer to BS5493. Apply two undercoats and two top coat of gloss suitable for metal windows (Alkyd Resin Paints or similar approved) suitable for metal frame windows to all exposed surfaces.			
	Entrance Door (including Frame and Side Panels)			
7.1.4	Allow for preparation and redecoration of all doors and door frames to full perimeter of The Met including main entrance on Hilton Street etc. Contractor to thoroughly prepare the surfaces ready to receive new finishes, include for cleaning down and removing all grease and dirt deposits. Ensure the wood is lightly sand to ensure that any dirt, dust or other surface imprints are removed prior to application.			
7.1.5	For best results, Contractor to allow for sanding surface back to the bare wood. Apply good quality wood preserve and allow to dry for min 24 hours.			
7.1.6	Contractor to apply finishes to match existing:- 1) 3Nr. Coats of barrettine teak oil (or equally approved product), remove any excess with a lint free cloth. or 2) 1 Dulux or alternative good quality undercoat & 2 good quality top coats. Colour to match existing			
	Fire Exit Door (South Elevation)			
7.1.7	Contractor to prepare to include washing down surfaces to remove contaminants. Rinse and allow to dry, sand down and remove all loose paint, prime any bare/exposed areas of woodwork.			
7.1.8	Contractor to apply 2No. Coats of Dulux Trade Quick Drying undercoat and apply 1No. Coat of Dulux Trade Exterior Quality Satinwood Paint.			
	Timber Louvres (Back China Lane Elevation)			

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7.1.9	Contractor to prepare to include washing down surfaces to remove contaminants. Rinse and allow to dry, sand down and remove all loose paint, prime any bare/exposed areas of woodwork			
7.1.10	Contractor to apply 2No. Coats of Dulux Trade Quick Drying undercoat and apply 1No. Coat of Dulux Trade Exterior Quality Satinwood Paint			
	All previously painted metalwork security rails/Grills (at street level and infilled windows) & car park door surrounds			
7.1.11	All previously painted metalwork and solid window infills. Carefully scrape back any defective coatings to a firm edge and rub down to 'feather' broken edges. Scrape and wire brush corroded steel to produce clean surface in accordance with manufactures recommendations. Allow for full preparation of previously painted metal work including:- -metal gates to car park -Lower Gnd floor/basement window apertures; and -steel surround to car park entrances.			
7.1.12	Prime all bare and rusting metal with 1No. coat ICI Metal primer Zinc Phosphate, prime all exposed areas of previously primed metal with 1No. coat of Dulux Anti Graffiti Primer/Ultra grip primer. Bring forward all primed areas with 1No. coat of ICI Dulux Iron Oxide. Apply to all areas 1No. coat ICI Dulux Iron Oxide and 2No. coats of Dulux Trade Semi Gloss Finish. Colour to match existing.			
7.2.0	MILLINGTON HOUSE			
	Timber to All Elevations			
7.2.1	Carry out tests of original paint coats to windows to determine if there is lead content in any of the original paint coats.			
7.2.2	Rub down windows to remove loose and flaking paint. Wet abrasion and use of masks is advisable and care should be taken with potential lead content.			
7.2.3	Contractor to provide all materials and decorate all window frames, sashes and the like. All paint materials to be obtained from the manufacturers stated. No other paints will be accepted without prior written approval of the CA. All works to be in accordance with the manufacturer's Instructions.			
7.2.4	Provide all necessary protection including dust sheets to all surfaces during the works.			
7.2.5	Contractor to note all windows at the end of each working day are to be left closed and secured.			

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7.2.6	Contractor to schedule and programme the window decoration works and liaise with building manager who will advise tenants. Programme to be submitted 7 days in advance of works to specific windows that will affect the tenants.			
7.2.7	Following repairs of previously painted timber windows, fully prepare timber including rubbing down to remove all loose and flaking paint. Contractor to carefully scrape back to firm edge all areas of poor adhering or defective coatings. Rub down to 'feather' broken paint edges and dust off. Wash down surfaces with soap and detergent solution or suitable solvent to remove all dirt and allow to dry. Allow thin coat of Dulux Knotting solution to all knots and resinous areas and allow to harden.			
7.2.8	Prime all bare area with Dulux Wood primer, thinned to 1 parts white spirit to 10 parts paint. Make good all nail holes, hairline cracks with suitable filler and face fill open grain as necessary. Allow to dry, run down smooth and leave ready for redecorations. Provide and apply 1No. coat of Dulux Trade Undercoat and 2No. coat of Dulux Trade Weathershield. Colour. White Gloss (Semi Gloss Finish).			
	Entrance Door (including Frame and Side Panels)			
7.2.9	Contractor to thoroughly prepare the surfaces ready to receive new finish, include for cleaning down and removing all grease and dirt deposits. Ensure the wood is lightly sand to ensure that any dirt, dust or other surface imprints are removed prior to application.			
7.2.10	For best results, Contractor to allow for sanding surface back to the bare wood. Apply good quality wood preserve and allow to dry for min 24 hours.			
7.2.11	Contractor to apply finishes to match existing:- 1) 3Nr. Coats of barrettine teak oil (or equally approved product), remove any excess with a lint free cloth. or 2) 1 Dulux or alternative good quality undercoat & 2 good quality top coats. Colour to match existing.			
	Fire Exit Door (South Elevation)			
7.2.12	Contractor to prepare to include washing down surfaces to remove contaminants. Rinse and allow to dry, sand down and remove all loose paint, prime any bare/exposed areas of woodwork.			
7.2.13	Contractor to apply 2No. Coats of Dulux Trade Quick Drying undercoat and apply 1No. Coat of Dulux Trade Exterior Quality Satinwood Paint.			
	Timber Louvres (Back China Lane Elevation)			

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7.2.14	Contractor to prepare to include washing down surfaces to remove contaminants. Rinse and allow to dry, sand down and remove all loose paint, prime any bare/exposed areas of woodwork.			
7.2.15	Contractor to apply 2No. Coats of Dulux Trade Quick Drying undercoat and apply 1No. Coat of Dulux Trade Exterior Quality Satinwood Paint.			
	Rainwater Goods, Security Rails/Grilles (at street level to entrance door and windows)			
7.2.16	Carefully scrape back any defective coatings to a firm edge and rub down to 'feather' broken edges. Scrape and wire brush corroded steel to produce clean surface in accordance with manufacturers recommendations. Allow for full preparation of previously painted metal work including:- -Lower Gnd floor/basement window apertures and infill panels.			
7.2.17	Prime all bare and rusting metal with 1No. coat ICI Metal primer Zinc Phosphate, prime all exposed areas of previously primed metal with 1No. coat of Dulux Anti Graffiti Primer/Ultra grip primer. Bring forward all primed areas with 1No. coat of ICI Dulux Iron Oxide. Apply to all areas 1No. coat ICI Dulux Iron Oxide and 2No. coats of Dulux Trade Semi Gloss Finish. Colour to match existing.			
	All previously painted metalwork rainwater goods, security rails/grilles (at street level and infilled windows)			
7.2.18	All previously painted metalwork and solid window infills. Carefully scrape back any defective coatings to a firm edge and rub down to 'feather' broken edges. Scrape and wire brush corroded steel to produce clean surface in accordance with manufacturers recommendations. Allow for full preparation of previously painted metal work including:- - Lower Gnd floor/basement window apertures and infill panels.			
	- Rainwater goods			
7.2.19	Prime all bare and rusting metal with 1No. coat ICI Metal primer Zinc Phosphate, prime all exposed areas of previously primed metal with 1No. coat of Dulux Anti Graffiti Primer/Ultra grip primer. Bring forward all primed areas with 1No. coat of ICI Dulux Iron Oxide. Apply to all areas 1No. coat ICI Dulux Iron Oxide and 2No. coats of Dulux Trade Semi Gloss Finish. Colour to match existing.			
7.3.0	LANGLEY BUILDING			
	Timber Windows to all Elevations			
7.3.1	Carry out tests of original paint coats to windows to determine if there is lead content in any of the original paint coats.			

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7.3.2	Rub down windows to remove loose and flaking paint. Wet abrasion and use of masks is advisable and care should be taken with potential lead content.			
7.3.3	Contractor to provide all materials and decorate all window frames, sashes and the like. All paint materials to be obtained from the manufacturers stated. No other paints will be accepted without prior written approval of the CA. All works to be in accordance with the manufacturer's Instructions.			
7.3.4	Provide all necessary protection including dust sheets to all surfaces during the works			
7.3.5	Contractor to note all windows at the end of each working day are to be left closed and secured			
7.3.6	Contractor to schedule and programme the window decoration works and liaise with building manager who will advise tenants. Programme to be submitted 7 days in advance of works to specific windows that will affect the tenants.			
7.3.7	Fully prepare timber windows including rubbing down to remove all loose and flaking paint. Contractor to carefully scrape back to firm edge all areas of poor adhering or defective coatings. Rub down to 'feather' broken paint edges and dust off. Wash down surfaces with soap and detergent solution or suitable solvent to remove all dirt and allow to dry. Allow thin coat of Dulux Knotting solution to all knots and resinous areas and allow to harden.			
7.3.8	Prime all bare area with Dulux Wood primer, thinned to 1 parts white spirit to 10 parts paint. Make good all nail holes, hairline cracks with suitable filler and face fill open grain as necessary. Allow to dry, run down smooth and leave ready for redecorations. Provide and apply 1No. coat of Dulux Trade Undercoat and 2No. coat of Dulux Trade Weathershield. Colour. Colour to match existing (Semi Gloss Finish).			
	Entrance doors Dale Street and Hilton Street (including Frame and Side Panels)			
7.3.9	Contractor to thoroughly prepare the surfaces ready to receive new finish, include for cleaning down and removing all grease and dirt deposits. Ensure the wood is lightly sand to ensure that any dirt, dust or other surface imprints are removed prior to application.			
7.3.10	For best results, Contractor to allow for sanding surface back to the bare wood. Apply good quality wood preserve and allow to dry for min 24 hours.			
7.3.11	Contractor to apply finishes to match existing:- 1) 3Nr. Coats of barrettine teak oil (or equally approved product), remove any excess with a lint free cloth. or			

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	2) 1 Dulux or alternative good quality undercoat & 2 good quality top coats. Colour to match existing.			
	Fire Exit Doors			
7.3.12	Contractor to prepare to include washing down surfaces to remove contaminants. Rinse and allow to dry, sand down and remove all loose paint, prime any bare / exposed areas of woodwork.			
7.3.13	Contractor to apply 2No. Coats of Dulux Trade Quick Drying undercoat and apply 1No. Coat of Dulux Trade Exterior Quality Satinwood Paint.			
	All previously painted metalwork including rainwater goods, security rails/grills (at Street Level on China Lane & Back China Lane).			
7.3.14	Carefully scrape back any defective coatings to a firm edge and rub down to 'feather' broken edges. Scrape and wire brush corroded steel to produce clean surface in accordance with manufactures recommendations. Allow for full preparation of previously painted metal work including:- -Lower Gnd floor/basement window apertures and infill panels.			
7.3.15	Prime all bare and rusting metal with 1No. coat ICI Metal primer Zinc Phosphate, prime all exposed areas of previously primed metal with 1No. coat of Dulux Anti Graffiti Primer/Ultra grip primer. Bring forward all primed areas with 1No. coat of ICI Dulux Iron Oxide. Apply to all areas 1No. coat ICI Dulux Iron Oxide and 2No. coats of Dulux Trade Semi Gloss Finish. Colour to match existing.			
7.4.0	PUBLIC REALM			
	Metal Handrails to Back China Lane			
7.4.1	Carefully scrape back any defective coatings to a firm edge and rub down to 'feather' broken edges. Scrape and wire brush corroded steel to produce clean surface in accordance with manufactures recommendations.			
7.4.2	Prime all bare and rusting metal with 1No. coat ICI Metal primer Zinc Phosphate, prime all exposed areas of previously primed metal with 1No. coat of Dulux Anti Graffiti Primer/Ultra grip primer. Bring forward all primed areas with 1No. coat of ICI Dulux Iron Oxide and 2No. coats of Dulux Trade Semi Gloss Finish. Colour to match existing.			
7.4.3	Allow for full preparation of previously painted metal work including:- 1) All handrails and previously painted metal to raised area on Back China Lane. 2) Metal security gates and surrounds to either end of Back China Lane.			

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8.0.0	WATER DISCHARGE			
8.1.0	THE MET			
8.1.1	Carefully clean out all downpipes to remove all debris.			
8.1.2	Ensure that all joints to outlets and downpipes are fully sealed to prevent leakages			
8.2.0	MILLINGTON HOUSE			
8.2.1	Carefully clean out all gutters and downpipes to remove all debris.			
8.2.2	Ensure that all gutters are aligned and flowing in correct direction to outlet.			
8.2.3	Ensure that all joints to gutters, outlets and downpipes are fully sealed to prevent leakages.			
8.2.4	Allow for adapting existing guttering to Millington House to include for increasing size of outlets and laying to sufficient fall.			
8.2.5	Replace 2No. Lower sections of downpipes on South elevation to match existing.			
8.2.6	Break out existing rainwater gully on Back China Lane at column IJ and adapt to suit and provide new connection into existing rainwater down pipe.			
8.3.0	LANGLEY BUILDING			
8.3.1	Allow for complete replacement in matching profile aluminium gutter in matching RAL colour to previously removed cast iron guttering by Alumasc or similar and equal approved to Langley Building.			
8.3.2	Allow for cutting out and replacing downpipe recessed into masonry on China Lane adjacent to staircase. Allow for replacing with new aluminium downpipe to match existing profile and finish.			
8.3.3	Allow alternative prices for the following:- Option 1 - Overhauling existing gutters and downpipes including relining internal face and aligning to ensure water flows in correct direction to outlets. Ensure that all joints to gutters, outlets and downpipes are fully sealed to prevent leakages.			
8.3.4	Option 2 - Allow for complete replacement of all gutters and downpipes in matching profile and fixings aluminium rainwater pipes in matching RAL colour to previously removed cast iron WP by Alumasc or similar and equal approved to Langley Building.			
9.0.0	GENERAL SPECIFICATION ITEMS			
9.1.0	GENERALLY			
	Upon Completion of the Works:-			

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9.1.1	Upon the satisfactory completion, the Contractor is to note and allow for removing all plant and materials from site. Thoroughly cleaning all areas affected by the works, striking and removing all scaffolding access equipment and leaving the site clean and tidy condition ready for occupation by the client.
9.1.2	The contractor is to all for all windows to be cleaned both internally end externally upon completion of the works.
9.1.3	The Contractor is to provide the following information for inclusion within the Health & Safety File and handover documentation. This information Is to be provided five (5) working days prior to Practical Completion. · List of Sub Contractors and Contact Details · List of Suppliers and Contact Details · List of Items and Materials installed · Information on Routine Maintenance · Decoration schedule of product manufacturers and colours · Guarantees issued by the manufacture
9.1.4	The contractor is allowed to provide this information in both hard copy and electronic pdf format,
9.1.5	Practical Completion will not be granted until the Health and Safety File has been issued to the CA.
9.2.0	STATUTORY TESTING AND COMPLIANCE
9.2.1	The contractor is to ensure that all new building works comply with current building regulations. The contractor is to co-ordinate inspections and allow for attendance with the Client's appointed Approved Inspector.
9.3.0	ADDITIONAL ITEMS NOTED BY THE CONTRACTOR
9.3.1	Please detail additional items that the Contractor believes should be included

PART 4 - PROVISIONAL SUMS

PART 5 - SCHEDULE OF DAYWORKS

N/A

PART 6 - GENERAL SUMMARY

Appendix A - Drawings



