



CUBED



Schedule of specific works items

Maintenance Repair and Wind and Watertight works.

102-104 Market Street and
2-4 Fountain Street
Manchester
M1 1PB

Prepared by

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For

Alexander Schimmel
ICENI Nominees Limited
121 Princes Park Avenue
London
NW11 0JS

April 2024
Revision:

Roof and Façade repairs, 102-104 Market Street

	Schedule of Work				
	Maintenance Repair and Wind and Watertight works.				
	ISSUE 1 – April 2024				
		UNIT	QTY	£	p
1.0	General Items				
	Scope of work and Introduction				
	<p><i>The scope of this work is to complete maintenance, repair, and wind and watertight fabric repairs to the above property due to water ingress damage through the roof fabric, and to also repair the external masonry and complete decoration and timber repairs to the original period sash and casement timber windows Also to redecorate the decorative facades. The work will include masonry repointing and some repair. The works are to be called Maintenance Repair and Wind and Watertight works.</i></p> <p><i>The contractor is expected to price this document and submit this as a priced breakdown of the works described herein.</i></p> <p><i>Any qualifications should be brought to the attention of the supervising officer before costs and tenders are submitted.</i></p> <p><i>Variations to this contract will only be accepted in writing, priced in advance, and approved by the supervising officer or client. No variation to this specification will be accepted unless pre-approved.</i></p>				
1.1	<p>The project is to complete works to repair masonry, defective roofs and parapet capping's and gutters, masonry facades and stone repairs and this will include window repairs and may include some general masonry repairs at:</p> <p>Maintenance Repair and Wind and Watertight works. 102-104 Market Street and 2-4 Fountain Street Manchester M1 1PB</p>				

Roof and Façade repairs, 102-104 Market Street

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	<p><u>on behalf of:</u></p> <p>Alexander Schimmel ICENI Nominees Limited 121 Princes Park Avenue London NW11 0JS</p> <p>The works in general include but are not exclusive to:</p> <ul style="list-style-type: none"> • <i>Replace the slate pitched roof;</i> • <i>Rep[place the patent glazed roof lights;</i> • <i>Recover the lead asphalt and flet lined gutters;</i> • <i>Replace the roof top and parapet renders;</i> • <i>Lead flashing repairs;</i> • <i>Replace the roof top plant room doors;</i> • <i>Repair parapet masonry and parapets and parapet capping repairs;</i> • <i>Repointing repairs to the roof top masonry and chimneys;</i> • <i>Carry out structural repairs to the main walls;</i> • <i>Repointing the brickwork and stone/ concrete generally to all main elevations;</i> • <i>Repair the elevation renders;</i> • <i>Repair the spalling concrete</i> • <i>Cut out damaged bricks and replace generally where these are spalled and de-faced;</i> • <i>Timber window repairs and decoration;</i> • <i>Installation of bird protection systems;</i> • <i>Some external metal works and joinery repair;</i> • <i>Stone repair and cleaning;</i> • <i>Decoration;</i> 				

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	<p>The property comprises and the works generally will be to:</p> <p>102-104 Market Street and 2-4 Fountain Street Manchester M1 1PB</p> <p>The property is a for storey, (there may be a basement, but we could not access this at the time of the survey), local area centre retail, office and administration building. The property provides simple ground floor retail in a High Street location and above office accommodation and is a property investment of the Landlord. The property is only partially occupied.</p> <p>The property is located in the city centre of Manchester within the main retail area facing the Arndale Centre area and is a mixed retail, commercial, and residential area of Manchester on a busy and prominent main featureful retail and commercial parade adjacent to the main retail and business areas and within the main high street district of the area. The property is close to Piccadilly Gardens The area is close to commercial and retail centres, within a mixed business and shopping area but there are some medium rise residential apartment properties close by and housing low rise. The property is on a prominent location on Market Street facing east and north onto the road, tram and pedestrian junction. With Fountain Street in the south and High Street further north. Piccaddily Gardens are in the east.</p> <p>The property appears to have been originally an end of the late Victorian or early Edwardian 1880's – 1910's building.</p> <p>There is no rear access and the site is land locked.</p> <p>There is only a small front external area with some service doors but we are unclear as to whether this is within the demise. There is a central lightwell internally. The property is generally enclosed at the rear with neighbours and buildings not included within this demise. There is a front access area to the main entrance and a side escape door only and the main door is off Deptford Bridge.</p> <p>The access to the building is off the main pedestrian pathway only to the front.</p>				

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	<p>The main structure of the building is load bearing brickwork but may also incorporate some form of built in steel frame most likely in association with the load bearing facades. The original building appears to be an Edwardian structure.</p> <p>There are main masonry facades which are featureful in a sort of Edwardian style with original and modern timber period sliding sash and casement windows being timber in the Edwardian style. Brick walls are the main load bearing in part and finished rendered to the main facades. The building is heavily featured with stone treatments. The roof is a mix of pitched slate and lead/ asphalt linings to gutters including a features. The main roof has a traditional timber frame. There are roof features and plant rooms in felt and membranes. There are lead/ felt asphalt lined parapet gutters incorporated in the roof and with slated abutments. Internal rainwater pipes are provided with running outlets in metal and with external metal rainwater pipes.</p> <p>Floors are formed in a mix of timber suspended and some pre-stressed and insitu reinforced concrete with some suspended concrete and some ground bearing slabs with early form reinforcing.</p> <p>There is a mix of plastic and metal rainwater pipes and gutters.</p> <p>There are pedestrian timber/ concrete/ stone staircases leading to the upper floors.</p> <p>The window systems are traditional old timber in the sash and casement style.</p> <p>Pedestrian access doors are timber.</p> <p>The property is set over basement, ground, first, second and third floors.</p> <p>The contractor must bear in mind that the tenderer is to price for all of the essential repairs including roof repairs, services disturbed, decoration, making good and masonry repairs. The site should be left clean on completion and all waste removed.</p> <p>The contractor must price to phase the works to ensure that risks of damage from wet weather are removed such that any areas of structure opened up can be weather protected quickly should adverse weather be experienced.</p>				

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	<p>All materials and workmanship are to be of the standard expected and intended (and as specified, and to modern standards and good working practice) to procure the scheme.</p> <p><u>Scope of works summary</u></p> <p>The scope of works will included (but not exclusively) the following works:</p> <ul style="list-style-type: none"> • Erect scaffold as required to the perimeter of the façade and roof areas affected by the works to provide safe working to all areas of the facades, and roofs affected by the works. The contractor must submit with their tender details of how safe high level access is to be achieved; • Submit with tender proposals for site compound and welfare facilities including toilet and hot and cold running water. (The client has confirmed that the existing connections for power and water can be made via the common supplies). This will need to be left in a clean condition on completion and you must factor this into your costs; • Replace the slate pitched roof; • Rep[lace the patent glazed roof lights; • Recover the lead asphalt and flet lined gutters; • Replace the roof top and parapet renders; • Lead flashing repairs; • Replace the roof top plant room doors; • Repair parapet masonry and parapets and parapet capping repairs; • Repointing repairs to the roof top masonry and chimneys; • Carry out structural repairs to the main walls; • Repointing the brickwork and stone/ concrete generally to all main elevations; • Repair the elevation renders; • Repair the spalling concrete • Cut out damaged bricks and replace generally where these are spalled and de-faced; • Timber window repairs and decoration; • Installation of bird protection systems; • Some external metal works and joinery repair; • Stone repair and cleaning; • Decoration; 				

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1.2	General matters				
1.3	Each item is deemed to include for the supply of all materials, labour and plant required, unless already allowed for in the previous sections of the specification.				
1.4	<p>The following schedule is to be used for showing the breakdown of the tender figure accordingly.</p> <p>You need to be mindful of the workmanship clauses contained herein and any provisional sums contained therein when totalling your price.</p> <p>All work, materials and installations should be built and fixed/ fitted to current standards, legislation, British Standards, European standards and the Building regulations.</p> <p>Workmanship and materials are to be in strict accordance with Regulation 7 of the Building regulations.</p> <p>Workmanship is to be in strict accordance with BS 8000: 2014 Workmanship on Construction sites and its suite of standards and all associated BSI standards</p>				
1.5	<p>The contractor is expected to attend site in order to prepare the tender price and is responsible for his own on-site measurements.</p> <p>All materials ordered shall be only ordered upon the contractor's re-measure of the site and buildings. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM SITE PLANS OR DRAWINGS. However they are acquired.</p>				
1.6	The Schedule of works is to be read as a whole and this includes trade preambles and workmanship requirements together with contract details.				
1.7	<p>The tender drawings are:</p> <p>There are no tender drawings specific to this repair works programme and the contractor has to inspect the roof and elevations themselves to assess the extent of the work.</p>				

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1.8	Each section and each individual item is to be priced separately but totalled in the collection page to form an overall price in the tender submission.				
1.9	Prior to pricing any item within the schedule the Contractor is to fully and certainly ascertain the extent of the works and any local features and factors of construction, which affect the nature of works described. During the tender stage should any discrepancies come to light the Contractor is to inform the Contract Administrator or request clarification.				
1.10	<p><u>SCAFFOLDING</u></p> <p>The contractor is to include for all necessary temporary scaffolding, temporary towers, cherry picker access and roof edge protection for the proper execution of the works.</p> <p>The contractor shall advise during their tender submission of the philosophy of the safe access provision.</p> <p>All scaffolding and high level protection to be undertaken strictly in accordance with The Construction (Health, Safety and Welfare) Regulations 1996, The Construction (design and management) regulations 2015 (CDM), Work at height regulations 2005, HSE Guidance publications, BS 5973, BS 5974 etc. All Scaffolding work must be accredited by CITB / NASC and handover certificates and regular inspection reports provided.</p> <p>The scaffolding is to be designed appropriately and constructed to provide a safe working areas and fall protection and safe access and egress to the work areas.</p> <p><i>Scaffolding must be erected immediately before works commence and unused scaffold and part complete scaffolding will not be acceptable.</i></p> <p><i>Scaffolding must be immediately dismantled once the work is complete and unused scaffold will not be acceptable.</i></p> <p><i>Main contractor to arrange and pay for any scaffold licences and permissions required through the local authority highways department.</i></p> <p><i>Scaffold design must take into account the building is open for use by the residential occupants.</i></p>				

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	<p><i>All scaffolding should be partitioned off from the public at the base by way of barriers and heras fencing.</i></p> <p><i>Heras fencing should also enclose the skips.</i></p>				
1.11	<p>Contractor is to make safe all site areas providing safety fencing/barriers and signage to the perimeter of the working area as necessary to make the site safe.</p> <p>The contractor must barrier off the work area from access by the public and provide appropriate warning signs etc.</p> <p><i>The work being in phases shall be enclosed with "heras" fencing to protect the public and occupants from the work areas.</i></p> <p>Access and egress areas to the scaffolding shall be partitioned off from the public.</p> <p>Any Working platforms shall be fully boarded with toe boards and edge protection to minimize falling debris. Debris netting shall be provided if it is deemed necessary over the front entrance doors to the apartments.</p> <p>The contractor is to take all necessary precautions to ensure that the building and site remain secure during the course of the contract.</p> <p>Any scaffold access ladders shall be removed each night to ensure that the scaffolding cannot be accessed after hours and the ladder arrangement should be such as to not encourage easy access.</p> <p><u><i>The scaffold shall be fitted with an alarm.</i></u></p> <p>If using cherry pickers or towers the same principals apply and these should have a barrier erected.</p>				
1.13	<p>The main contractor is to include for making good all internal, external finishes damaged during the works or access, and landscaped disturbed surfaces, arising during the course of this contract, throughout the building and site areas.</p>				

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1.14	The main contractor is responsible for the safekeeping of all materials and fittings to be set aside for reinstatement.				
1.15	<p>The Contractor is to allow for all necessary welfare facilities and secure storage facilities etc, during the course of the contract. Location of contractor's storage and welfare facilities will need to be moveable as the work progresses.</p> <p>Contractor to provide a:</p> <ul style="list-style-type: none"> • Portaloo toilet which is to be cleaned and cleared each week, • A lockable site storage container for stored materials; • A site office partition to include welfare, hot and cold running water, washing area and brew area. The room shall be heated. • Site office will be inside the building. 				
1.16	All debris arising from the works is to be cleared away as it arises and not stored on site. There will be an allocated space for skips. This area also needs to be secured by "heras" fencing.				
1.17	<p>Contractor to visit site, investigate all areas of proposed works, and consider access arrangements to enable works to proceed diligently and without interruption.</p> <p>The main contractor is to be considerate and mindful of the adjoining residential occupiers and to ensure that the access road, car park and access to the building is kept clear and is maintained free of obstructions.</p> <p>Noisy operations are to be confined to the hours of 8:00am and 5:00pm weekdays.</p> <p>Weekend working is NOT permitted and in exceptional circumstances will ONLY permitted with written prior approval but must be avoided to ensure that the occupants have quiet enjoyment of the residential space for the weekends.</p>				
1.18	It is understood that the CDM regulations will apply. The main contractor should be mindful of all Health and Safety legislation, safe working practice and plan and execute the works in a professional competent manner. The main contractor is to provide clear method statements for work process to show that safe methods of working have been considered and planned.				

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	<p>The following is key legislation which will apply:</p> <ul style="list-style-type: none"> • The Construction (Design & Management) Regulations 2015 • Health & Safety Work etc Act 1974 • Management of Health & Safety Work Regulations 1999 • COSHH Regulations 2002 • Control of Asbestos Regulations 2012 <p>Method Statements to be forwarded in advance of the above work commencing, to the appointed CDM Co-ordinator for approval.</p> <p>Breaches in Health and Safety <i>will</i> result in <i>determination</i> of the contract.</p> <p>The client has had the asbestos board in the loft areas examined by a professional asbestos surveyor and no asbestos was found within the fire proof boards.</p>				
1.19	The main contractor is expected to prepare a programme of work prior to commencement, to revise and amend as the work requires, and to submit the same to the contract administrator immediately that the project programme is altered.				
1.20	<p>The main contractor is expected to appoint and manage all of his/her sub contractors in a domestic sub contract arrangement. Sub contracts will be appointed by the main contractor using standard JCT form. A copy of the domestic sub contract form duly signed and complete is to be provided to the CA before work commences. The value can be blacked out for confidentiality but <u><i>we need to be comforted that all contracts are true and legitimate.</i></u></p> <p>The main contractor is to liaise with all of his/her subcontractors to ensure that all welfare, power, lighting and waste removals are accommodated for each trade.</p>				
1.21	The main contractor is required to clean the site each day and leave the site in a tidy orderly manner each day. It is essential from a Health and safety and byway of good management of the site that all debris and waste are removed to the skip immediately that they are evident.				

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	<u>LITTERING BY THE CONTRACTORS STAFF WILL NOT BE TOLERATED. ANYONE CAUGHT LITTERING THE LOCAL ENVIRONMENT WILL BE ASKED TO LEAVE SITE PERMANENTLY.</u>				
1.22	The contractor is to procure a simple sheathing ply site signboard at the front of the site and display the appropriate H and S notices.				
1.23	<p><i>Paperless documentation</i> CUBED Property operate a paperless office system, and as such, all documents and drawings will be issued digitally.</p> <p>For site, the contractor is to make allowance for printing their own drawings/ specifications none will be issued in paper form.</p>				
1.24	<p>THE FOLLOWING SITE RULES WILL APPLY</p> <ul style="list-style-type: none"> • Personal mobile phones <i>are banned;</i> • Smoking is banned within the perimeter of the site and smoking within “working hours” is prohibited; • Personal radios are banned; • Foul and bad language is prohibited; • All operatives to carry photographic identification; • Any form of sexual intimidation of the public from the site operative will result in that site operative being excluded from the site; • Offensive material and pictures will not be allowed on site or in site cabins; • LITTERING BY WORK STAFF WILL RESULT IN AN INSTANT REMOVAL OF ALL OFFENDING OPERATIVES FROM SITE. . <p>THESE RULES WILL BE STRICTLY APPLIED AND ANY BREACH WILL RESULT IN EXCLUSION AND POSSIBLY DETERMINATION OF THIS CONTRACT.</p> <p>THESE SITE RULES SHOULD BE DISPLAYED UPON THE SITE OFFICE BOARD AND ARE TO BE STRICTLY ADHERED TO.</p>				
1.25	A suitable fire management system and policy is required for the site.				

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1.26	The main contractor shall assist the Principal designer to produce the site health and safety file after the works are complete. This will require total co-operation in producing printed documentation for the site of all as built drawings, product tech sheets and any other related material normally included in a health and safety file.				
1.27	<p>The appointed contractor must submit prior to final contract appointment the minimum following health and safety documentation for approvals:</p> <ul style="list-style-type: none"> • CHAS, Safe contractor or other similar certification of association and pre- safety approvals systems; (the contractor must be a member of one of these organisations); • Safe method or works statements for all tasks; • Risk assessments for all tasks; • Fire safety management systems; • Training and awareness certificates for all staff employed on site. Asbestos awareness training, working at height training, fire safety training IPAF and plant training; • NICEIC or similar electrical engineers certificates; • All insurance certificate for the site, public liability and employers liability of all appointed contractors; 				
1.28	<p><u>Terms of Contract</u></p> <p>The Contractor shall enter into a JCT MW 2016 Minor Building Works Agreement with the Client for a fixed sum. The Contractor shall propose a programme for the works which is not to exceed 8 months and is suggested at this stage to start on site on Monday 5th August 2024. Completion is required by March or April 2025 or there or thereabouts. Anticipated date of instruction to proceed : July 2024.</p> <p>The following are parts to the contract that will be required and the implications of these must be considered and allocated within the pricing structure by the contractor:</p>				

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	<p><u>Parties' details</u></p> <p>Alexander Schimmel ICENI Nominees Limited 121 Princes Park Avenue London NW11 0JS</p> <p><u>Contractor's name to be confirmed after tender</u></p> <p>TBC</p> <p><u>Works (First Recital)</u></p> <p>Maintenance Repair and Wind and Watertight works. 102-104 Market Street and 2-4 Fountain Street Manchester M1 1PB</p> <p><u>Documents which the Employer has had prepared to show and describe the work to be done (Second Recital)</u></p> <ul style="list-style-type: none"> • Contract Drawings: identification • Contract Specification • Work Schedules <p><u>Pricing document provided by the Contractor (Third Recital)</u></p> <ul style="list-style-type: none"> • a copy of the priced Contract Specification • a copy of the priced Work Schedules • a Schedule of Rates • Construction Industry Scheme (Fourth Recital and clause 4.2) 				

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	<ul style="list-style-type: none"> • CDM Regulations (Fifth Recital) • The project is notifiable to the HSE • Framework Agreement (NOT APPLICABLE) <p><u>Supplemental Provisions (Seventh Recital and Schedule 3)</u></p> <p><u>Collaborative working (Schedule 3, Supplemental Provision 1)</u></p> <ul style="list-style-type: none"> • Not Applicable. <p><u>Sustainable development and environmental considerations (Schedule 3, Supplemental Provision 4)</u></p> <ul style="list-style-type: none"> • Not Applicable <p><u>Performance Indicators and monitoring (Schedule 3, Supplemental Provision 5)</u></p> <ul style="list-style-type: none"> • Not Applicable • <p><u>Notification and negotiation of disputes (Schedule 3, Supplemental Provision 6)</u></p> <ul style="list-style-type: none"> • Applicable • Employer's nominee to be confirmed • Contractor's nominee to be confirmed <p><u>Contract Sum (Article 2)</u></p> <ul style="list-style-type: none"> • To be confirmed <p>Architect/Contract Administrator (Article 3)</p> <ul style="list-style-type: none"> • CUBED Property Advisors Limited 145 Chorley Road Heath Charnock Chorley PR6 9JL Tel: 07855 489 246 www.cubedltd.co.uk info@cubedltd.co.uk <p>Principal Designer (Article 4)</p>				

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	<ul style="list-style-type: none"> CUBED Property Advisors Limited 145 Chorley Road Heath Charnock Chorley PR6 9JL Tel: 07855 489 246 www.cubedltd.co.uk info@cubedltd.co.uk <p><u>Principal Contractor (Article 5)</u></p> <ul style="list-style-type: none"> To be confirmed <p><u>Adjudication (Article 6 and clause 7.2)</u></p> <ul style="list-style-type: none"> Not applicable <p><u>Arbitration (Article 7 and Schedule 1)</u></p> <ul style="list-style-type: none"> Applicable The Royal Institution of Chartered Surveyors <p><u>Works commencement date (clause 2.2)</u></p> <ul style="list-style-type: none"> To be confirmed <p><u>Date for Completion (clause 2.2)</u></p> <ul style="list-style-type: none"> 8 months after start date. <p><u>Liquidated damages (clause 2.8)</u></p> <ul style="list-style-type: none"> £1000 per week <p><u>Rectification Period (clause 2.10)</u></p> <ul style="list-style-type: none"> Six months after practical completion <p><u>Interim payments – Interim Valuation Date (clause 4.3)</u></p> <ul style="list-style-type: none"> Every three weeks Every three weeks <p><u>Percentage of the total value to be certified before practical completion (clause</u></p>				

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	<p>4.3]</p> <ul style="list-style-type: none"> 97.5% <p><u>Percentage of the total value to be certified on and after practical completion [clause 4.3]</u></p> <ul style="list-style-type: none"> 2.5% <p><u>Supply of documentation for computation of amount to be finally certified [clause 4.8.1]</u></p> <ul style="list-style-type: none"> 2 months <p><u>Insurance: Contractor's Public Liability insurance – injury to persons or property [clause 5.3]</u></p> <ul style="list-style-type: none"> £5 million <p><u>Insurance of the Works etc. (clauses 5.4A, 5.4B and 5.4C)</u></p> <ul style="list-style-type: none"> clause 5.4B (Works and existing structures insurance by Employer in Joint Names)/ 				
2.0	PREPARATORY WORKS AND STRIP OUT				
2.1	<p>The scope of this items is to prepare the building and site for wind and watertight repair works to the external façade and in particularly the main facades, external walls, flat and pitched roofs, and the parapets and gutters and the external brickwork generally.</p> <p>To:</p> <ul style="list-style-type: none"> All roof areas; All of the external walls. Side and rear yards. <p>There will be repairs to the main lined gutters and slate roof, roof access hatch doors and roofs and repair to the roof top masonry including the front, side and rear parapets, any parapet gutters and main valley gutters, roof lights and the chimneys which may affect plant systems, TV aerials and plant rooms, air handling ducts and vents and cabling generally. As such allow removing all redundant bird protection systems, bird netting, TV</p>	<p>Item</p> <p>Contractor to measure.</p>			

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	<p>aerials, cabling, plant, flues, fittings, AC units and machinery that are no longer in use and are defective and broken or where these restrict access for the repair works.</p> <p>The roof plant generally is no longer in use so allow for taking out the decommissioned and redundant systems including AC chillers including de-gassing as necessary.</p> <p>Strip the access room doors and frames which are rotten. Cart all from site</p> <p>Strip the roof top roof lights and cart all from site.</p> <p>Ensure roof remains wind and water tight throughout the works programme and protect and programme as necessary to achieve this.</p> <p>There are numerous AC units and along with the CA it will be confirmed before final tender submission whether this systems are redundant and needs to be stripped as part of the works. Price for complete removal.</p> <p>Otherwise, there is only a minor amount of cabling to the roof and you are to allow for unclipping and relocating, diverting and re-installing if this is affected by the works. Allow for this in your price and making good roofs and walls disturbed.</p> <p>Remove cabling if found to be redundant by the CA upon investigation with the client. To be advised. Price for complete removal.</p> <p>Or which is in use but will need to be relocated to facilitate the works and must be refitted on completion. Contractor to review the works required and decide what can stay undisturbed and what needs to be relocated or clipped away from the working areas.</p> <p>The contractor is to visit site and assess with the CA what is to be removed and what is to be retained before the tender is submitted.</p> <p>This will include removal of all vegetation, waste and weeds to all external façade and roof areas. Where there are weeds and shrubs growing out of masonry joints allow for fully cutting out all roots and vegetation so that it will not grow back and repoint and make good fully in each case.</p>				

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	<p>Clean and clear out all gutters and hopper heads. All gutters are to be cleaned and cleared and flushed through again at the end of the project and the cost for this is to taken here.</p> <p>Jet wash through all drain runs and complete CCTV camera survey of the buried drains and provide a report to the CA for further instruction should drain risks be noted.</p> <p>Remove any waste and debris found generally.</p> <p>This will include all waste materials stored on the low and high levels and roof decks, plant room and plant room roofs.</p> <p>Carefully make safe all electrical and service connections to all redundant plant and equipment to be removed. Including TV systems disturbed.</p> <p>Where TV systems are to be disturbed allow for re-siting and reconnection and ensuring all tenants have a fully working connection to a TV aerial system.</p> <p>Carefully make safe all electrical and service connections to all plant and equipment in use and which is to be recommissioned on completion.</p> <p>This includes some roof aerials and satellite dishes etc.</p> <p>Clear the debris to the roof and rear areas where these is a build up of waste.</p> <p>Carefully strip out and cart all waste from site to a licence waste unit and provide to the CA a certificate to confirm waste is properly disposed off. The contractor will need to carry a licence to enable this work to be completed.</p> <p>Works to include all bird spikes/netting, services, ducts cables and equipment associated with all plant noted below, including where this is internal and where redundant and or being replaced.</p> <p>All roof and wall penetrations then need to be made good using specifications contained in this schedule. High level roof, walls, and tiled pitched roofs etc.</p>				

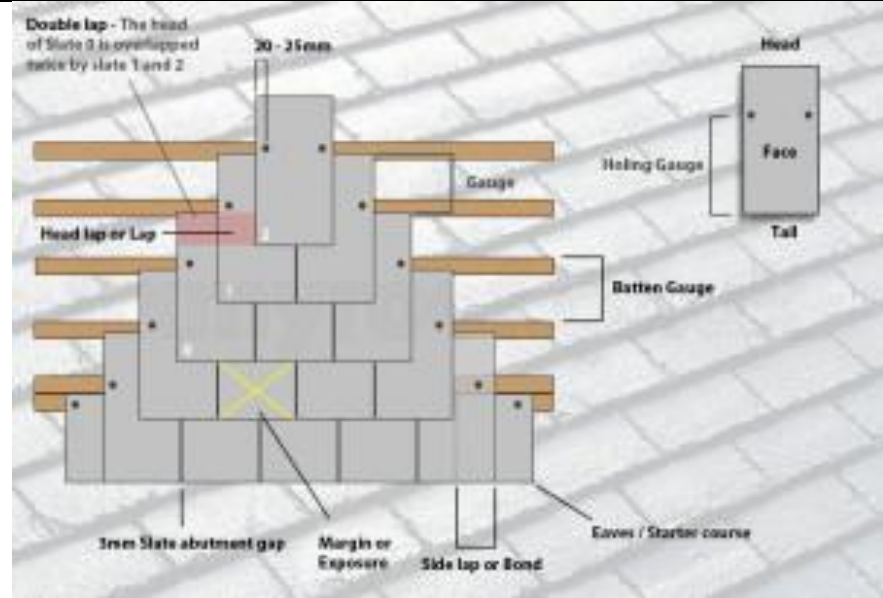
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	<p>Remove:</p> <ul style="list-style-type: none"> • Waste; • Bird netting; • TV aerials; • Satellite dishes; • AC units redundant; • Redundant plant; • Any flues or air handling equipment. <p>Remove, set aside and recommission:</p> <ul style="list-style-type: none"> • Air conditioning chiller plant to the main roof where affected by the works; TO BE ADVISED ONCE client has confirmed it is still in use or redundant. Price for complete renewal at this stage. <p><i>Main contractor to visit site with CA to agree which AC units will need disconnection, de-gasing and then reconnection.</i></p> <p>Allow for ALL reconnections on completion.</p>				
3.1	ROOF REPAIRS				
3.1	<p><i>The scope of this item</i> is to strip off all of the pitched roof coverings and supply and lay new roof coverings.</p> <p>To:</p> <ul style="list-style-type: none"> • The main slate roofs, hips, ridges, and gutters, parapet and valley. <p>Carefully strip all of the felt coverings to the pitched slate roof areas to allow access to the slates below, cart all felt coverings from site.</p> <p>Carefully strip all of the ridges and hips to the pitched slate roof areas to allow access to the slates below, cart all felt coverings from site. Set aside the ridges and hip tiles where sound for refixing as salvaged. Allow to make up 20% with newly sourced and matching salvaged replacements.</p>	Item	1		

Roof and Façade repairs, 102-104 Market Street

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	<p>Carefully strip all of the slate coverings to the pitched slate roof areas to allow access to the rafters below. Salvage slates for re-use, allow for making up for broken slates at 40% with sourced and salvaged replacements, or with new to match the existing. New slates to be fitted to whole slopes back side of roof and salvaged to be “visible”.</p> <p>Carefully strip all of the sarkings, and battens and de-nail the rafters ready to receive new to the pitched slate roof areas to allow access to the tiles below, cart all felt coverings from site.</p> <p>Check rafters for rot. Allow the CA to inspect.</p> <p>Allow for 12nr new rafters and 10lm of ridge board. Allow for 10lm of 100mm x 75mm treated softwood wall plate fixed to walls using wall straps being 900mm x 5mm x 30mm mild galvanised steel. Fixed minimum with plug and screws 8nr fixing per strap and fixed to wall plate at maximum 2lm centres. Allow 6nr straps.</p> <p>Clear all old mineral wool from ceiling level to all roof void areas and lay new 200mm in two 100mm layers, cross laid between and over ceiling joists to seal the ceiling with insulation. New wool to be mineral wool Rockwool or Dritherm.</p> <p>Lay new Tyvek for similar new breather sarking membrane to all of roof timbers in the normal manner and in strict compliance with the membrane manufactures instructions. 60 x 3.35mm [A/A] clout nail to secure.</p> <p>Supply and lay new slate battens John Brash or similar and approved BS5534 Red Graded Treated Timber Roofing Batten 25mm x 50mm x 3.6m nailed using anodised aluminium 60 x 3.35mm [A/A] clout nails as above. Battens to be laid to gauge of new roof slates.</p> <p>Supply and lay salvaged and made up natural slates fixed to BS5534 specification and nailed to suit wind and exposure loadings and with appropriate gauge head laps to the British Standards and the regulations for slate roofing specifications minimum two nails per tile and fully nailed.</p> <p>Slate nails to be copper only.</p>				

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	<p>Provide roof vent secret slate by Redland minimum 8nr vents per slope. Fixed mid height.</p> <p>Supply and fix slavage dclay ridges and hips FULLY bedded and not just pointed up. This will be checked. Lay in GEN 1 sand cement mortar mix as below. Point up neatly and clean off slates.</p> <p>Reform all soaker leads and over apron flashings in code 4 lead and to a minimum of the Lead Sheet Associations technical guide as later in this tender.</p> <p>Dress up all lead valleys and parapet gutter leads minimum 150mm below slates and fitted to 15mm WBP grade only deck boards. All new.</p> <p>New slating to be fitted around the roof to penetrations, chimneys and aprons to brickwork to be retained and sealed. Allow for renewal of all chimney back gutters.</p>				
	 <p>Detailing guide.</p>				

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		UNIT	QTY	£	p
	<div><div>2-4 Fountain Street Manchester M1 1PB</div><div><div>Legend 2 Fountain St Market Street, Manchester</div><div>Google Earth 2 Fountain St</div><div>Slating to be stripped and replaced.</div></div></div>				

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		UNIT	QTY	£	p
	 <p>Patent glazed roofing and access hatch to be stripped and replaced.</p>				
	 <p>Valleys to be stripped and replaced.</p>				

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			UNIT	QTY	£	p
	 <p><i>Roof lights to be stripped.</i></p>					
	 <p><i>Lead sheets and rolls to be stripped</i></p>					

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		UNIT	QTY	£	p
	<p>Supply and install lead flashings to the abutments with the chimneys to the Lead Sheet associations trade guideline and best working practice.</p> <p>Code 4 lead.</p> <p>Rake out bed joints to receive new lead to a depth of 25mm and blow clean of dust. Supply and install minimum 150mm upstand lead in code 4 lead work, lead wedged and sealed with lead mastic or sand and cement mortar.</p> <p>All lead works to be new. Old lead to be taken out and salvaged.</p> <p>Make good all flashings to the all abutments.</p>				
3.2	<p><i>The scope of this item</i> is to make an allowance for replacing the lead parapet gutters and valley gutters to the pitched roofing.</p> <p>These may be found to be asphalt once the felt over dressing is lifted but are most likely simply lead. Some have been sealed with felts and liquid sealants so it is not clear at this stage but all are to be reinstated in lead in strict accordance with the Lead Sheet Associations LSA trade and practice guidelines.</p> <p>To:</p> <ul style="list-style-type: none"> • The lead lined gutters to the parapets and valleys to the front side and rear elevations; • The lead abutment and stepped flashing generally. • The lead rolls and sheet to the flat roof areas. • Lead roof and cheeks to the hatch. <p>All roofs as shown above.</p> <p>To:</p> <ul style="list-style-type: none"> • Main roof parapet and valley gutters; • Roof slate abutments. 	Item	1		

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	<p>As such allow for replacing <i>all</i> of the parapet/ valley gutter and associated lead upstand flashings and for dressing new lead gutter into the pitched roof tucks.</p> <p>As such allow for replacing all lead flashings.</p> <p>As such all for replacing all lead rolls and sheets.</p> <p>Preparation as below and above.</p> <p>Strip all felt and sealant overlays and cart from site.</p> <p>Check for asphalts. Salvage all lead and weigh in recycle.</p> <p>Carefully disconnect all service connections, lift if possible to avoid disconnection, make safe and clear all fittings to the roof top areas to facilitate the roof works. Remove all stored goods etc.</p> <p>Clean and clear all debris and over felt or any flashband repairs in patches to expose all of the base leads or slates to the previously repaired roofs. Cart all waste from site.</p> <p>Clean and clear the parapet and valley gutters of all waste. Allow CA to inspect and mark up where repairs are needed.</p> <p>Strip the lead parapet/valley gutter and sheeting complete and remove all lead roof flashings and capping. Salvage but cart all from site.</p> <p>Complete work in association with slating for access to enable fully dressed upstand details below slates and for reforming deep gutters and forming dressings as necessary.</p> <p>Work to parapet tops, brick pointing to the parapets, renders, chimneys and stone should be completed before roof works – see later in this schedule of works.</p> <p>Allow the contract administrator (CA) to inspect the back sides of the parapet for masonry cracking before any works proceed and allow for some brick and stone crack stitch repairs as noted below in the sections on walls.</p> <p>Allow the Contractor administrator to inspect the decks where relevant.</p>				

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	<p>Before works proceed to lay new lead it is important to complete some general repairs to the timber decks if found or the asphalt if found. If asphalt and where these are damaged to enable a neat even and flush finishes. That is remove blemishes, bubbles, splits and creep in the asphalt. THIS IS AN ALLOWANCE THAT IS MOTS LIKELY GOING TO BE OMITTED AS THE FIRST VARIATION.</p> <p>Gutter may have originally had some asphalt so this is to be allowed for in case asphalt is discovered below the felt.</p> <p>To inspect and repair as necessary any asphalt found to be damaged, creeping or cracked.</p> <p>Allow the CA to inspect the roof and mark up areas for repair.</p> <p>Repair is expected to be allowed for in 20nr locations with hot poultice repairs in 200mm x 100mm sections.</p> <p>This will be omitted if not found to be asphalt.</p> <p>Using a hot poultice soften the existing asphalt and work it back to a sound level finishes. Re-insert upstand tuck and smooth out bubbles, creep runs and splits. Specification in more detail below.</p> <p>If the deck is found to be timber you need to make an allowance in this tender for repairs to the deck before reinstatement of the felt lining. Allow for replacing 2OLM of full width parapet gutter deck using 18 millimetre WBP grade ply. Defective gutter deck to be stripped before reinstatement with new and allow for providing 50mm bx 50mm treated softwood framing systems below the deck to fully support the new deck fixed to the rafters at every rafter. Allow for galvanised batten hangers as necessary.</p> <p>Prepare bases. Prime the roof decks or base layers before install new lead membranes.</p> <p>Supply and form new lead sheets, gutters, valleys, cheeks, roofing and weathering's to all of the roof areas as above in Code 5 and 6 lead fully designed, formed, installed and fitted in strict accordance with the Lead Sheet Associations guide book - Lead Sheet "The</p>				

Roof and Façade repairs, 102-104 Market Street

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	<p>Complete Manual” and BS 6915:2001+A1:2014 Design and construction of fully supported lead sheet roof and wall coverings. Code of practice.</p> <p>All work to be done by a traditional Level three metal roofer and above as defined by the Lead Sheet association.</p> <p>Lead to be worked and formed including lead welded joints and laps to the guidance and recommendations of the Lead Sheet Associations good working practice guidance note.</p> <p>Reference should be made to the Lead Sheet Association Training Academy lead work manual. All work to be in accordance with this manual.</p> <p>Lead to be worked in the normal manner with “bossing” tools and joints to be made using lead welds either as lap or as a butt joints or with rolls. All in accordance with the guide. Where lapped and clipped this is to be done in accordance with guidance as above.</p> <p>Include for all timbers to rolls to be new.</p> <p>Lead valleys to have pitched tilting fillets in treated softwood and new 10mm plywood base fitted over counter battens. Lead gauge to be as the guide. Allow for saddles at the head as necessary and lapped joints fully over lapped and with the base layer nailed at the head. 2nr rows for head fixings. Fixing to be stainless steel screws.</p> <p>Laps to the cheeks to the hatch to be either clipped with 6mm expansion relief or folded joints whichever is appropriate. Foled jointst are to be around a pre-fixed cleat or clip.</p> <p>Weld and hot works joints acceptable where expansion is not a risk. Copper or stainless steel fixing to the clips to the base timber.</p> <p>Include for later re-covering the lead cheeks and roof to the roof top access hatch in strict accordance with the LSA details.</p> <p>To drips and weltd drip details and particularly where the new roofing abuts the masonry and brick features allow for weltd drip former to enable a neat weather tight drip detailed to be formed with the abutments.</p> <p>All welts, drips and jointing to be to LSA standards.</p>				

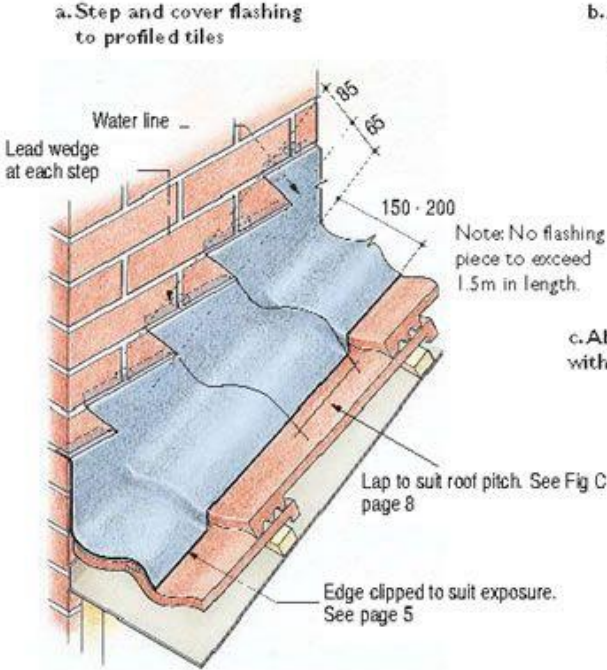
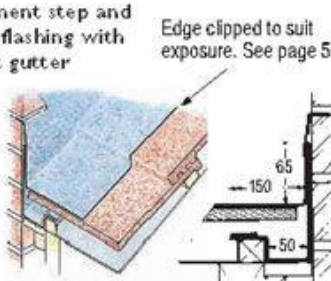
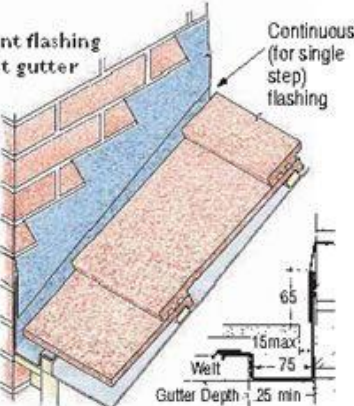
Roof and Façade repairs, 102-104 Market Street

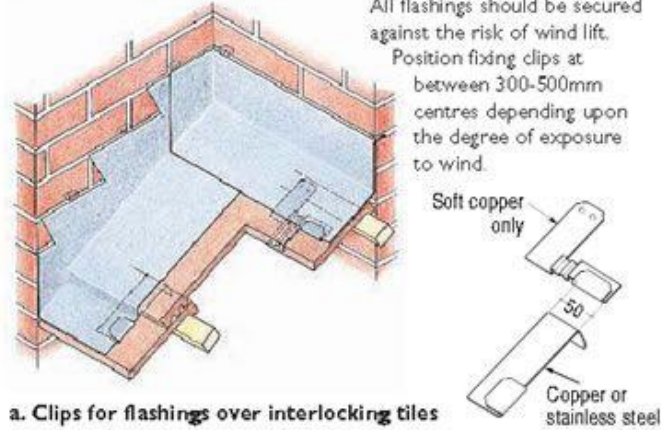
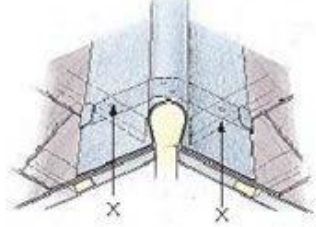
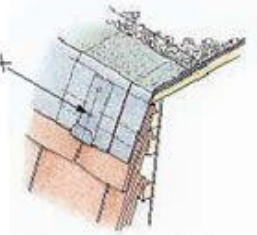
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		UNIT	QTY	£	p
	<p>Allow for tuck joints to upstands in lead as normal to the masonry.</p> <p>New lead to the dressings, aprons, upstands and parapet and valley gutters generally to be laid with appropriate joints, expansion and movement joints, laps, clips, welded joint, drip and all lead to lead joints all in very strict association with the Lead Sheet Association technical guide and to be completed by a specialist lead expert trade.</p> <p>New lead sheet and gutter and abutments to match the existing which is to a high standard and to match in terms of sheet thickness believed to be code 5.</p> <p>Lift tiles and dress leads below pitched roof tiles and fixed to backing board in ply as necessary for a fully supported upstand.</p> <p>Dress lead to upstands with a neat tuck joint and over dressed with code 5 abutment flashings again neatly tucked and pointed.</p> <p>Allow for all new lead to the Lead Sheet Associations recommendations and design guide.</p> <p>New lead all areas.</p> <p>Form all weltd drips and seals and junctions/ abutments properly.</p> <p>Form tucked joints and over lead apron flashings.</p> <p>Complete work finish with neat lead flashings or enclose behind tile and stone upstands to the parapets or behind claddings. Reinstate slates on completion.</p> <p>Rake out ready for new, and later in this schedule of works, all lead abutment chases etc and wash through ready to be repointed once the new lead is installed.</p> <p>Any further lead repairs will be treated as a Provisional sum variation.</p> <p>Supply and fix new code 5 lead flashings to all abutments including level and all stepped side verge abutments to the parapets as before and secure and repoint BEFORE brickwork repairs are completed. All in accordance with the Lead Development Associations recommendations and guidance.</p>				

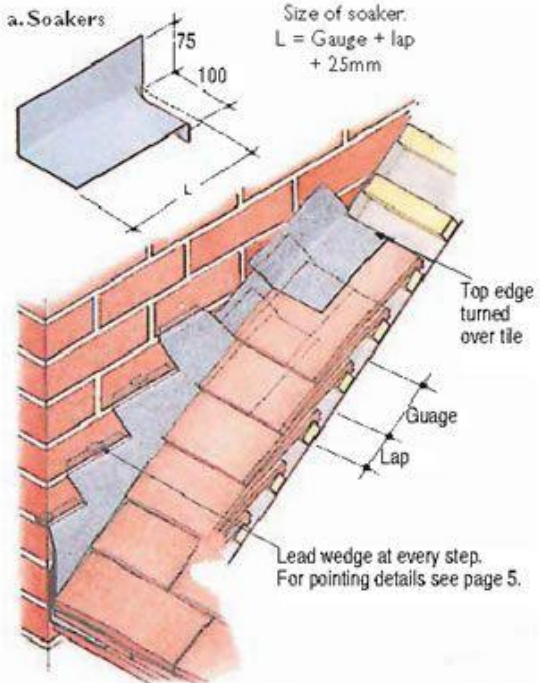
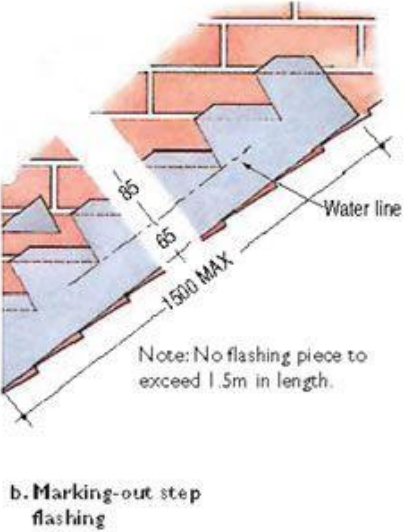
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	<p>Rake out bed joints to receive new lead to a depth of 25mm and blow clean of dust. Supply and install minimum 150mm upstand lead in code 4 lead work, lead wedged and sealed with lead mastic or sand and cement mortar.</p> <p>All lead works to be new. Old lead to be taken out and salvaged.</p> <p>Make good all flashings to the all abutments.</p> <p>Allow for sealing up around all of the roof top penetrations where soil and rainwater pipes penetrate the felt. Allow for quick seam collars or similar.</p> <p>Further to this also allow for lead abutment and stepped lead flashing repairs to the main slate roof as below.</p>				

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	<div><div>Parapet and Tapered Gutters</div><div><p>a. Cross section of parapet gutter For details of maximum sizes see page 4.</p><p>b. Measurement of girth</p><p>c. Cross section of box gutter</p><p>d. Cross section of tapered gutter</p><p><i>Typical LSA parapet gutter repair details.</i></p></div></div>				

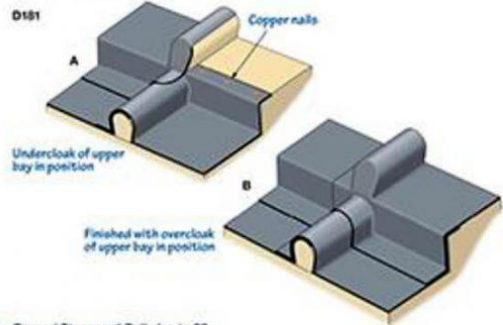
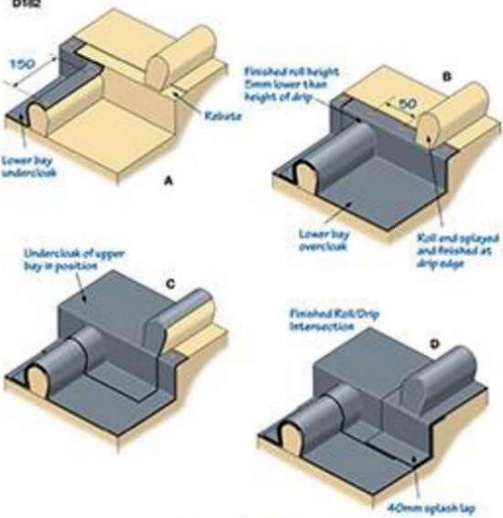
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		UNIT	QTY	£	p
	<div><div><h3>Step and Cover Flashings and Secret Gutters</h3><p>a. Step and cover flashing to profiled tiles</p><p>b. Abutment step and cover flashing with secret gutter</p><p>c. Abutment flashing with secret gutter</p></div><p>Typical lead repairs to flashings.</p></div> <td></td> <td></td> <td></td> <td></td>				

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	<p>Fixing of Lead Sheet Flashings</p> <p>All flashings should be secured against the risk of wind lift. Position fixing clips at between 300-500mm centres depending upon the degree of exposure to wind.</p> <p>a. Clips for flashings over interlocking tiles</p>  <p>b. Clip to ridge or hip roll Clips should be made from quarter hard copper, 0.6mm thick, terne coated or stainless steel 0.38mm thick. Turn the clips over by at least 25mm. X=For moderate to severe exposures additional fixings should be positioned at not more than 75mm from the free edge. Secure clips with copper or stainless steel clout nails or brass or stainless steel screws.</p>  <p>c. Clip to apron flashings</p>   <p><i>Typical flashing repairs</i></p>				

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	<div><div><div><div><div><div>Soakers and Step Flashings</div></div></div><div><div><div><div><div>a. Soakers</div><div></div></div><div><div><div>b. Marking-out step flashing</div><div></div></div></div></div><div><p>Typical lead flashing repair to the tile roof.</p></div></div></div></div></div></div>				

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		UNIT	QTY	£	p
	<div><p>Drips and Rolls for Gutters</p><p>a. Box gutter drip 75mm MIN</p><p>Drip height 50mm MIN. See table d page 15</p><p>b. Tapered gutter drip 100mm MIN</p><p>Copper nails spaced at 50mm centres</p><p>3-5mm</p><p>Raking cut essential</p><p>Drips in gutters may be fitted without splashlaps</p><p>c. Roll drip intersections for wide gutters</p><p>Normal roll detail with splashlap may be used. See Figs a and b page 14</p><p>Roll carried to the edge of the drip and normally splayed</p><p>Roll details for codes 6, 7 & 8 edge cut to within 3-5mm</p><p>Roll details for codes 4 & 5 edge folded under copper clips</p><p>55-60mm See Table d page 15</p><p>Fixings along upper third of bay only</p><p>d. Tapered gutter details</p><p>Raking cut essential</p><p>Undercloak fixed to wood roll for top third of bay only</p><p>Roll carried to edge of drip</p><p><i>Typical lead roll and valley junction abutments seals.</i></p></div>				

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	<div><div>Chute Outlets for Gutters</div><div><div><div>a. Chute outlet (seen from inside)</div><div>Lead roof or guttered lining</div><div><div><div>Min lap 75mm</div><div>150mm deep</div><div>Gutter lining or catch pit</div></div></div></div><div><div>b. Chute outlet – outside</div></div><div><div>c. Catch pit in position</div><div>Gutter lining dressed into catch pit</div><div><div>150mm deep</div><div>Min length 200mm</div></div></div></div></div>				

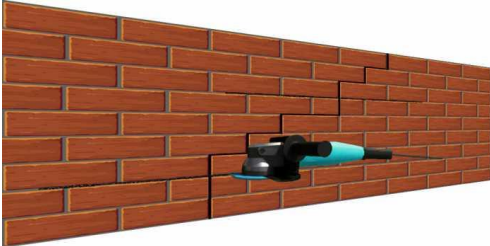
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		UNIT	QTY	£	p
	<p>Lead Sheet in Roofing - The Ultimate Guide to Best Practice</p> <p>12.9.1 Bossed Rolls in Line (up to 3")</p> <p>D181</p>  <p>Undercloak of upper bay in position</p> <p>Finished with overcloak of upper bay in position</p> <p>12.9.2 Bossed Staggered Rolls (up to 3")</p> <p>D182</p>  <p>150</p> <p>Lower bay undercloak</p> <p>Finished roll height 5mm lower than height of drip</p> <p>50</p> <p>Lower bay overcloak</p> <p>Roll end splayed and finished at drip edge</p> <p>Undercloak of upper bay in position</p> <p>Finished Roll/Drip Intersection</p> <p>40mm splash lap</p> <p>124</p> <p>Lead Contractors Association</p>				

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	<p>Dormer Windows – Tops, Jambs, Soffit and Side Cheeks</p> <p>a. White at cheeks/jamb corner</p> <p>b. Deep fascia</p> <p>c. Side cheeks</p> <p>d. Dormer top - front and back corners</p> <p>e. Fixing clips to the free edge</p>				
3.3	<p>The scope of this items is to allow for crack stitching repairs to the masonry brickwork to the parapets and roof top brickwork and before roof repair or redecoration repairs are completed.</p> <p>The scope of this item is to allow for investigation by a structural engineer into the cause and nature of the masonry cracking to the main front and side parapets are roof level of this property and confirm crack stitching repairs noted below.</p>	nr	5		

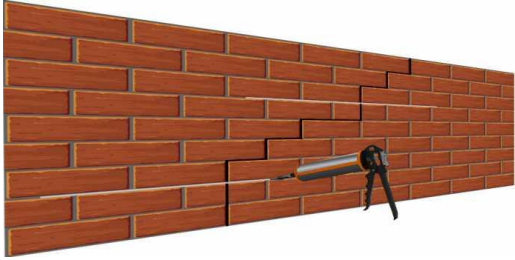
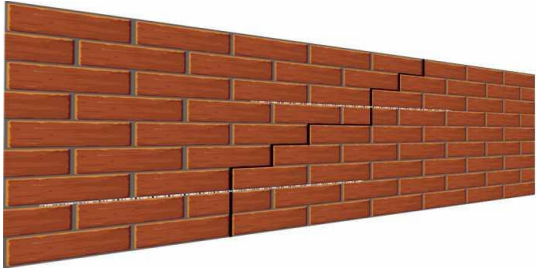
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	<p>The proposal is to allow for some repairs which are reasonably anticipated.</p> <p>Contractor to measure. Areas shown as a guide.</p> <p>To:</p> <ul style="list-style-type: none"> Parapets. <p>Allow attendance by structural engineer to examine the masonry facades from the scaffold systems. Engineer via the CA will instruct further works as necessary AND if additional works are required in addition to those noted below.</p> <p>The crack stitching is to repair the cracks and to stabilise the brickwork bonds which have been broken and this may be as a result of the lateral restraint failures noted elsewhere.</p> <ul style="list-style-type: none"> All front and side elevations, (gable). 5Nr areas Allow 3 bars min 1000mm each per cracked area. <p>Allow for crack stitching repairs to these using Helical Spiral Bar 6mm and Perma Cem Anchor Grout. Supply and install new helical crack stitching system by Permagard to the full height and width of the crack to the masonry to the elevations.</p> <p>Allow for crack stitching at max 600mm vertical ctrs and to over sail crack minimum 1m either side of crack. All crack stitching to be completed in strict accordance with Permagards recommendations and specifications.</p> <p>supplied by</p> <p>Permagard Products Ltd, Chittening Industrial Estate, Avonmouth, Bristol BS11 0YB, England. VAT No: 520 2136 08.</p> <p>View map in Google</p>				

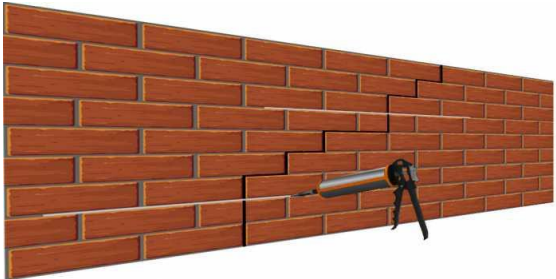
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	<p>Telephone: 0117 982 3282 Email: sales@permagard.co.uk</p> <p>Repair packs included:</p> <ul style="list-style-type: none"> • 6mm Helical Spiral Bars • 10kg Permacem Anchor Grout • Mixing Paddle • Nozzles • Mortar Gun and Barrel • Soft Grip Brick Jointer Trowel <p>Complete crack stitch repairs as simple method below:</p>  <ol style="list-style-type: none"> 1. Cut a slot in the mortar bed just over 500mm either side of the vertical crack and to the correct depth, dependent on the wall thickness (see below). Ensure the mortar is completely removed to reveal the top and bottom faces of the masonry. Remove all loose material and then flush the joint with water. Normally vertical spacing is every 4 - 6 brick courses but check with a structural engineer if in doubt. 				

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	 <p>2. Mix the Perma Cem Anchor Grout thoroughly using the paddle mixer provided and load into the gun. Pump the grout to the back of the slot in a continuous even bead to approximately two thirds of the slot depth.</p>  <p>1. Push the helical bar firmly into the grout, making sure that the bar extends 500mm either side of the crack.</p>				

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	 <p>2. Apply a second bead of grout into the slot making sure that the bar is completely covered and with the trowel provided force the grout into the slot until it is approximately 10mm from the surface and ensuring that the bar and grout are firmly packed.</p> <p>3. Finish by making good the bed joint and filling the vertical crack with an appropriate filler to match.</p> <p>Notes: If two or more cracks are close together then bars can be lapped ensuring that the bar extends 500mm either side of the outer cracks and that the laps are at least 500mm. Helical Spiral bars should be bent and bonded at least 100mm around corners when cracks are within 500mm of the corner or a reveal etc. This system can be used for rendered or plastered walls.</p>				
3.4	<p>The scope of this item is to rake out and repoint all sections of the rooftop brickwork, parapet masonry and stone, roof division walls and brickwork to the roof top brickwork.</p> <p>The scope is to repoint the roof top stone copings generally.</p> <p>The scope of this item is also to cut out damaged bricks and piece in new bricks to replace those damaged.</p> <p>The scope of this work is to rake out and repoint brickwork on the roof areas.</p> <p>The scope of this work is to break out and re-haunch the chimney haunches.</p>	<p>Bricks Replaced nr</p> <p>Rebuild nr</p> <p>Chimneys nr</p>	<p>50</p> <p>50</p> <p>1</p>		

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	<p>The scope is to repoint chimneys compete.</p> <p>To:</p> <ul style="list-style-type: none"> • Main roof; • Parapets; • Chimney; • Roof top brickwork; <p>Once the scaffolding is complete allow for an inspection by the CA and allow the CA to mark up where additional pointing may be required. (Extra Over)</p> <p>Repointing will be to all inside and outside faces of the parapets (bricks and stone), to the main roof and to areas of brickwork and stone which are damaged below renders which are to be replaced and are taken elsewhere in this document.</p> <p>Overhauling of the parapets will be to all the parapets to the main roof.</p> <p>Repoint chimneys.</p> <p>Repoint division walls.</p> <p>Repoint copings to roof top.</p> <p>Renew haunches.</p> <p>Clean any weeds and moss off all areas of masonry before repointing.</p> <p>Carefully take off the damaged brick on edge coping to the main roof where indicated by the CA but allow for 50 nr bricks, clean remaining bricks for reinstatement and cart all wastes from site.</p> <p>Allow for 50nr bricks to be used to rebuild the worst cracked and damaged parapets before re-rendering. New brickwork to be bedded in 1:1:6 cement: lime: sand mortar.</p> <p>Carefully cut out damaged bricks as directed by the CA and piece in new.</p>				

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	<p>Carefully take off the cement haunch to the five chimneys and leave clean and ready for new.</p> <p>Carefully rake all pointing to the parapets, roof top bricks and stone complete, chimneys and front, rear and side elevation. Re-form haunches to the chimneys in accordance with the flowing specification.</p> <p>Rake out to a minimum depth of 25mm using a stone grinding tool but taking extreme care to protect the bricks from damage.</p> <p>Wash out the joints using clean water to prepare the bed for the new pointing.</p> <p>Re-lay the new brick on edge copings on wall with salvaged bricks where spalling to match the existing with wall width damp proof course where necessary and allow for resetting all upstand leads.</p> <p>Make up lead as necessary with new.</p> <p>Re- form the drip details to the copings with a haunch and reform the chimney haunches. fully bed and new work and pointed in sand cement mortar. New mortar to be 1:1:6 cement lime sand, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing.</p> <p>Supply and lay new bricks on edge details to match the existing removed and made up using bricks to match. Supply brick samples to the CA for approval before ordering. Allow for some plain clay tiles drips where disturbed to match the existing drip detail.</p> <p>Repoint all brickwork as above with new mortar to be 1:1:6 cement lime sand, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing.</p> <p>To the stone use lime mortar only.</p> <p>New mortar to stone to be from and based around non hydraulic lime putty, using pre made per tub NHL 3.5 Lime Mortar Moderately hydraulic containing blended Sands & Aggregates, add colour if necessary to match the existing and only after a sample test</p>				

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	<p>patch has been completed. Finish with a neat flush or weather struck joint to match the existing.</p> <p>Repoint using pointing bar and trowels pushing new mortar deep and fully into the joint. Finish with a neat struck joint.</p> <p>Clean down the bricks on completion.</p> <p>Re-form lead abutment flashings in association with roof works taken below.</p>				
3.5	<p>The scope of this item is to repair as is reasonably possible the damage stone, concrete parapet features to the rear, side and front elevation.</p> <p>To:</p> <ul style="list-style-type: none"> • Front, rear and Side elevations. <p>Carry out hammer test to the areas of the cracking and establish the extent of the delamination.</p> <p>Carefully scrape back the damaged, loose and soft sandstone back to sound materials. ONLY do this initially with the CA in attendance to allow for inspection.</p> <p>Carry out stone repair using Stone Restoration and Repair Mortar by Saint Astier or similar and approved.</p> <p>Allow for patches between 100mm wide to 300mm wide.</p> <p>Saint-Astier UK</p> <p>75 Cowcross Street LONDON - EC1M 6EL Tel: 0203 445 5490 Business Manager - Scott Sigal</p> <p>All work to be in accordance with the manufacturers instructions:</p>	<p>Small 100mm Nr</p> <p>Large 300mm nr</p>	<p>10</p> <p>10</p>		

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	<p><u>EMPLOY A STONE MASNY TO COMPLETE THIS WORK.</u></p> <p><u>Application instructions and general manufacturers instructions below:</u></p> <p>Specially formulated mortar based on Natural Hydraulic Lime and aggregates for the repair or simulation of masonry, brick or stone. It is a neutral white or pre coloured mortar supplied in 1KG to 25KG bags to which mixing water is added. Mixing and use: Can be mixed manually or mechanically by whisk, adding up to 180ml water per kilogram of St.One ® used. Mix well for 3-5 minutes. The application surface must be clean, free from dust and oils. On porous surfaces, ensure that suction is controlled by pre-wetting and apply St.One ® before this is fully dry. Never apply to surfaces that are over saturated or have standing water. It can also be applied on metal laths. For application on dense impervious materials, please consult manufacturer.</p> <p>The minimum thickness is 5mm (can be dressed or cut back to a feather edge). The maximum thickness in 1 pass is 40mm. In cases where a thickness of more than 40mm is required, apply in layers of a maximum of 40mm, each one approximately 24 hours apart. Always dampen application areas. The mortar should be well pressed back in place. If required re-compact by pressing after a couple of hours to avoid possible shrinkage marks due to suction from the background. In some instances support of the fresh mortar is required by using wires, anchorages, stainless steel fixings or formers, etc... Simulation of stone / brick features, rough shes, false joints etc. can be made approximately 5 hours from application (in damp cold weather up to 24 hours).</p> <p>Shaping and forming of details can be carried out for up to 1 week after placing by scraping to profile or level with metal tools, such as the edge of a trowel or steel float however most shaping and finishing work can be done within 24 hours. Sculpting, using appropriate tools, requires waiting up to a week or more depending on the weather conditions. Its unique qualities allow it to be tooled, shaped and sculpted even after the final set has taken place. This affords sufficient time to achieve the very highest standard of work with the best quality reproduction.</p> <p>Where ashlar masonry or very finely jointed masonry has had considerable damage to the arises, flush finishing in St.One ® with a false struck joint is required.</p> <p>If building details are damaged and require repair prior to the facade being lime washed or painted, plain St.One ® should be used as it will readily accept lime washes and paints.</p>				

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	<p>For surface repairs to be successful the materials employed need to have certain characteristics. They should:</p> <p>Have characteristics similar to the host masonry. Have adequate bond strength. Have a good modulus of elasticity. Be vapour permeable. Be durable. Be capable of being dressed with similar tools to the original masonry. Remain workable long enough to allow details to be fashioned. Match in colour and texture. Adsorb water sufficiently in wetting and drying periods to match adjacent masonry. They must always be reversible.</p> <p>They should never:</p> <p>Become significantly stronger than surrounding masonry. Have a significantly lower rate of Absorption or Adsorption than surrounding units. Create a barrier to Diffusion.</p> <p>For materials to meet these criteria, the materials themselves do not require to match every characteristic of the host masonry.</p> <p>The main visual characteristic of masonry is colour, matching of colour can be subjective, different people see colour in different ways, many men for instance are red green colour blind to a greater or lesser degree, so one person may see a colour match differently from another, but it is generally controllable. St.One ® can be accurately colour matched with proven light fast pigments.</p> <p>The finish of a repair material is subject to some degree of licence from the applicator and is not directly attributable to the material, although if the material can be worked correctly with traditional tools after setting it will afford good physical matching. St.One ® is capable of being dressed with standard masons tools or at time of placing by skilled operatives.</p>				

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	<p>The physical properties of the masonry can and do vary from one area of the building to the next.</p> <p>Absorption, is a process by which the materials take in a fluid to fill its voids. It can vary depending on a number of factors, not least the surface finishing. The finished repair mortar must have similar characteristics.</p> <p>St.One ® can be seen by demonstration to Absorb water on to its set and hardened surface.</p> <p>Adsorption is the process in which molecules adhere to the surface of the material, and should be similar in the repair material.</p> <p>Surface Adsorption is noticeable in 'St.One ®' repairs</p> <p>Ageing is due to the changing of properties and appearance of materials with time (natural process) and is often a function of the previous two characteristics.</p> <p>St.One ® does weather as a result of both of the above being sufficiently absorbent to take in pollutants over time, although not unduly.</p> <p>Breathe-ability The extent to which a building material is able to allow moisture to move to the surface and evaporate harmlessly should be at least matched or exceeded by the repair material. The greater the degree of breathe-ability of the repair material the faster the release of moisture from the host masonry.</p> <p>St.One ® has a very high degree of Breathe-ability by virtue of its Vapour Permeability.</p> <p>Capillarity - the ability of a material that is in contact with water, to raise water through capillary canals (capillaries). This is not a desirable quality of any construction or repair material. Capillary pores occur mainly in dense cement materials and hold water, reducing evaporation, many naturally occurring sandstones do have a degree of capillarity, but it is seldom continuous.</p> <p>Porosity - defines the amount of holes (pores) in the unit of the material volume and can have a bearing on the durability and breathe-ability of the masonry and the repair material. The porosity of the masonry and the repair material is a function of the Pore size</p> <p>Pore dimensions cover a very wide range. Pores are classified according to three main groups depending on the access size</p>				

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	<p>- Micropores: less than 2 microns diameter - Mesopores: between 2 and 50 microns diameter - Macropores: larger than 50 microns diameter</p> <p>Matching the porosity is not therefore essential, what is essential is to maintain good Breathe-ability, this is a function of the extent and nature of interlinked pores. There are two main and important typologies of pores: closed and open pores. Closed pores are completely isolated from the external surface, not allowing the access of external fluids in neither liquid nor gaseous phase. Closed pores influence parameters like density, mechanical and thermal properties. Open pores are connected to the external surface and are therefore accessible to fluids, depending on the pore nature/size and the nature of fluid. Open pores can be further divided in dead-end or interconnected pores.</p> <p>Suitable repair materials should have interconnected pores-Micropores structure with tiny microscopic holes or pores approximately 5 microns in diameter interlinking the general pore structure. Water droplets are typically 500-5000 microns in diameter 'drizzle' droplets can be as small as 200 microns in diameter. Attraction between the water molecules forces molecules to group together in a droplet. Water droplets are too large to penetrate the Micropores without substantial pressure. It is difficult for water droplets to pass through, and therefore the material is reasonably waterproof. Water vapour molecules are much smaller (typically less than 0.0003 microns) and pass easily through the holes, carrying moisture away.</p> <p>St.One ® does have some Porosity, but this is not linked to Capillarity</p> <p>Materials that are suitable for masonry repairs should have a measurable and high vapour permeability range.</p>				
3.6	<p>The scope of this items is to hack off and replace the render to the upstands and parapets and all roof top renders.</p> <p>To:</p> <ul style="list-style-type: none"> Roof top renders and parapets all round. <p>Carefully hack off all of the render to the roof top areas including parapets all round and cart all wastes from site.</p>	item	1		

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	<p>Form new render to old. Finish to be neat and true/ flush with the old.</p> <p>Prepare background to receive new coats of K Rend in strict accordance with K Rend's technical specifications. OR similar and pre approved. Rake out brick joints and fix plastic stop beads and angles as necessary. Provide an adequate key.</p> <p>Before installation of new render, allow the CA to inspect, (and you will note the render to timber window details is originally poorly weathered), and it is the intention of this project to improve this detail where possible.</p> <p>New render system to be K-Rend silicone FT in two coat work.</p> <p>Prepare the brickwork which was previously rendered and supply and fix bell cast plastic stop bead and edge trims as necessary. (all by K Rend). Allow for raking out brickwork joints to provide a key.</p> <p>Supply and apply K Rend in two coat work to remove imperfections in the wall. New work to be in two 10mm coats and to be in strict accordance with the manufacturer's instruction.</p> <p>The render is to finish just above the lead flashing details and to be stopped by beads.</p> <p>Scraped finish –will have painted finish to match the existing red finish as decorations below.</p> <p>K Rend T: 028 2826 2175 Internal Technical Sales:Paula Mitchell T028 2826 2175 F028 2826 0136 EPaula.Mitchell@K-Rend.co.uk</p> <p>Area Sales Manager:Scott McCracken M078 2514 6131 EScott.McCracken@K-Rend.co.uk</p>				

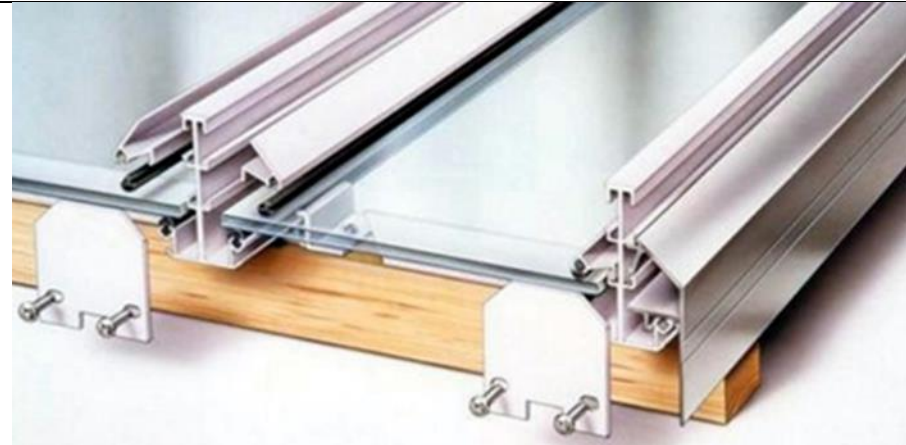
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	<p>Finish as neat STUCCO style to match the features of he building.</p> <div data-bbox="365 312 1317 946" data-label="Image"> </div> <p><i>Repair damaged parapet renders</i></p>				
3.7	<p>The scope of this item is to replace the rotten and damaged roof top windows.</p> <p>To:</p> <ul style="list-style-type: none"> Mansard roof windows. <p>There are 2nr “Velux” type roof windows to be replaced.</p> <p>New windows to be Velux manual and lacquered windows top hung and to match the existing in style and size. That is, the opening is not to be modified. A like for like replacement.</p>				

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	<p>Carefully take back the slates around the windows and weathering aprons to facilitate the works. Use slate ripper.</p> <p>This work should be completed in conjunction with the slate repairs noted below and the slate adjustments to suit the parapet gutter repairs taken above.</p> <p>Allow for full access to the aprons and remove the apron flashings and windows complete. Taking care not to disturb internal plasterworks but allowing for some plaster patch repairs and resealing in mastics and acrylic decorators caulking's on completion.</p> <p>Allow for some simple patch decoration to tidy on completion albeit internal refurbishments will follow.</p> <p>Take out the window and install new on proprietary apron flashings. Reinstall slates in the traditional sense as below and where final slates need to be clipped use HALL clips secret wire fixings only.</p> <p>Make good all flashings and trims.</p>				
3.8	<p>The scope of this item is to take out and replace like for like the defective patent timber and lead dressed glazed roof lights to the rear lightwell.</p> <p>To:</p> <ul style="list-style-type: none"> Roof lightwell window. <p>Strip out leads and flashings generally to allow access to roof timbers and roof light. Cart waste from site.</p> <p>Strip lead flashings to the roof light abutments including cheeks and flashings.</p> <p>Strip the roof access hatch.</p> <p>Remove the window complete and cart from site.</p>				

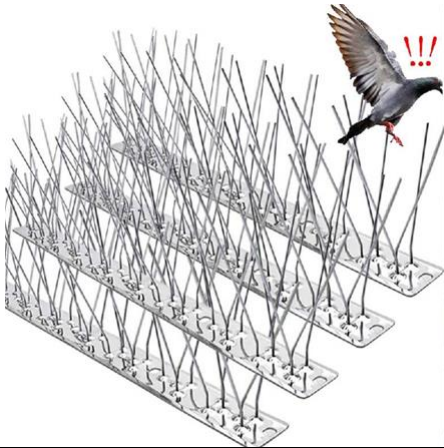
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	<p>Contractor to design, for approval by the CA, a new double glazed none opening patent glazed roof light in the style of that to be replaced. New window to be formed in modern aluminium profiled.</p> <p>Contractor to design and fabricate new roof access hatch system to be incorporated into the roof lights as a hatch within the system in aluminium with hydraulic push open but locable hatch. Hatch to be glazed to match the lightweerll window and to be featureful.</p> <p>Suggested supplier is: (alternatives can be proposed subject to approval)</p> <p>Contact</p> <p>Lonsdale Metal Unit 40 Millmead Industrial Centre Mill Mead Road London N17 9QU</p> <p>T: 0208 801 4221 F: 0208 801 1287 E: info@lonsdalemetal.co.uk</p>				
					

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	<p>Allow for sitting roof window on a timber upstand frame as before to sit roof light to allow flashings dressing from roof above and allow for forming lead flashings and cover flashings to the cheeks and upstands.</p> <p>Install lead soakers and form lead cheeks and flashings in Code 5 lead to the LDA recommendations and guidelines including all necessary rolls, welds, clips and fixings to complete the job. All lead to the head and side to be fully dressed under the slates adjacent.</p> <p>Reinstate leads as before.</p>				
3.9	<p>The scope of this item is to install a pigeon repellent systems to the parapets and parapet gutters to the roof together with the stone features generally.</p> <p>The scope of this items is to install pigeon wires and pigeon spikes to the parapet tops and moulded facade features and the decorative door heads.</p> <p>Spikes to be fitted to the all projections to roofs and walls where birds can roost.</p> <p>To:</p> <ul style="list-style-type: none"> • All roof top areas; • Parapet tops; • Dormers; • Moulded strings and features to the elevations; • Window cills and head where there are projections. <p>Supply and install pigeon netting to improve pigeon deterrents and if found to replace that which has been removed to facilitate the works and where new is required.</p> <p>The netting is to be fixed to clip pins to be screw and plug fixed to the masonry to the parapet tops and walls generally to facilitate the works. To install a cable wire tie system between the clip pins and to create a base frame of reinforced wires in and on which to clip the netting. Fix clip pins and wires all round the parapet tops and the low level flat roof. Pins may be required to the parapet capping's and new clips to the slate roofing edges and cladding trims.</p>	<p>Item</p> <p>Contractor to measure.</p>			

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	<p>Netting to be 50mm and to be securely clipped and screw fixed to the roof and facades.</p> <p>Bird netting to be completed by an approved bird netting specialist.</p> <p>Also, to Supply and fit Pigeon Spikes to all parapet tops, features stone, projections, canopy etc to the roof areas. Pigeon spike to be “glued” or plug and screwed.</p> <p>Also to fit via drilled and screwed pins to the coping stones and coping tops wire systems.</p> <p>Contractor to provide his/ her proposal for bird protection at tender.</p> <p>For example:</p> <p>Total Bird Control 290 Moston Lane Manchester M40 9WB</p> <p>Freephone Landline 0161 452 7166</p> 				

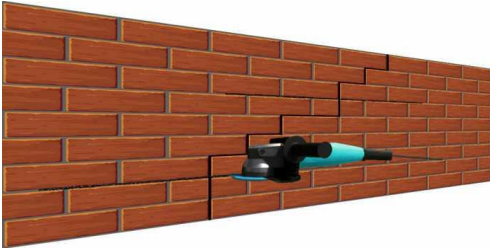
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	<p><i>Typical bird spikes for the ledges and parapet tops.</i></p>  <p><i>Typical bird wires and netting arrangements.</i></p>				
4.0	ELEVATION MASONRY AND GENERAL REPAIRS				
4.1	The scope of this item is to allow for investigation by a structural engineer into the cause and nature of the masonry cracking to the main front and side elevation facades of this property and confirm crack stitching repairs noted below.	Item Approx 3nr locations	Contractor to re- measure.		

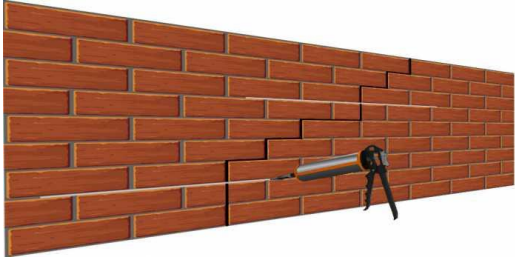
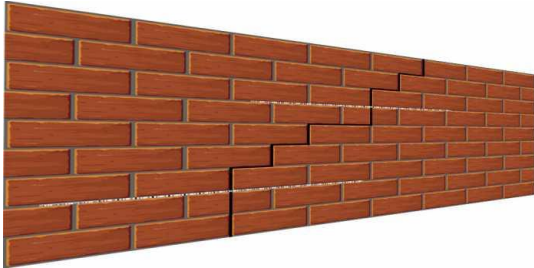
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	<p>Allow for a full CCTV camera survey of the drain runs around the areas of the rear elevation where there is cracking to the external masonry to check for leaks in the drains which may have caused problems with the foundations.</p> <p>Allow for providing attendance to the structural engineer for inspections.</p> <p>THIS IS AN ALLOWANCE AND WILL be subject to a CA and engineer inspection once the scaffolding is erected. No cracking is visible from the pavement so this is an allowance for after closer inspection from the scaffold.</p> <p>The proposal is to allow for some repairs which are reasonably anticipated.</p> <p>The scope of this items is to allow for crack stitching repairs to the masonry brickwork to the front elevations and before render repairs are completed.</p> <p>The crack stitching is to repair the lintels cracks and to stabilise the brickwork bonds which have been broken and this may be as a result of the lateral restraint failures noted elsewhere.</p> <ul style="list-style-type: none"> • All front and side elevations, 3Nr areas • Allow 3 bars min 1000mm each per cracked area. <p>Allow for crack stitching repairs to these using Helical Spiral Bar 6mm and Perma Cem Anchor Grout. Supply and install new helical crack stitching system by Permagard to the full height and width of the crack to the masonry to the elevations.</p> <p>Allow for crack stitching at max 600mm vertical ctrs and to over sail crack minimum 1m either side of crack. All crack stitching to be completed in strict accordance with Permagards recommendations and specifications.</p> <p>supplied by</p> <p>Permagard Products Ltd, Chittening Industrial Estate, Avonmouth, Bristol BS11 0YB, England.</p>				

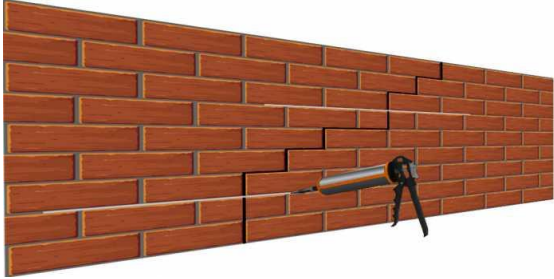
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	<p>VAT No: 520 2136 08.</p> <p>View map in Google</p> <p>Telephone: 0117 982 3282 Email: sales@permagard.co.uk</p> <p>Repair packs included:</p> <ul style="list-style-type: none"> • 6mm Helical Spiral Bars • 10kg Permacem Anchor Grout • Mixing Paddle • Nozzles • Mortar Gun and Barrel • Soft Grip Brick Jointer Trowel <p>Complete crack stitch repairs as simple method below:</p>  <p>3. Cut a slot in the mortar bed just over 500mm either side of the vertical crack and to the correct depth, dependent on the wall thickness (see below). Ensure the mortar is completely removed to reveal the top and bottom faces of the masonry. Remove all loose material and then flush the joint with water. Normally vertical spacing is every 4 - 6 brick courses but check with a structural engineer if in doubt.</p>				

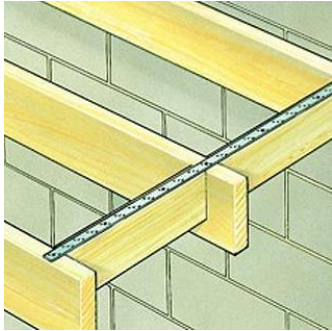
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	 <p>4. Mix the Perma Cem Anchor Grout thoroughly using the paddle mixer provided and load into the gun. Pump the grout to the back of the slot in a continuous even bead to approximately two thirds of the slot depth.</p>  <p>4. Push the helical bar firmly into the grout, making sure that the bar extends 500mm either side of the crack.</p>				

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	 <p>5. Apply a second bead of grout into the slot making sure that the bar is completely covered and with the trowel provided force the grout into the slot until it is approximately 10mm from the surface and ensuring that the bar and grout are firmly packed.</p> <p>6. Finish by making good the bed joint and filling the vertical crack with an appropriate filler to match.</p> <p>Notes: If two or more cracks are close together then bars can be lapped ensuring that the bar extends 500mm either side of the outer cracks and that the laps are at least 500mm. Helical Spiral bars should be bent and bonded at least 100mm around corners when cracks are within 500mm of the corner or a reveal etc. This system can be used for rendered or plastered walls.</p>				
4.2	<p>The scope of this item is to allow for lateral restraint repairs that are reasonably anticipated following inspections by the Structural Engineer. Taken from above.</p> <p>The proposal is to allow for some repairs which are reasonably anticipated.</p> <p>Contractor to measure. Areas shown as a guide.</p> <p>To:</p> <ul style="list-style-type: none"> Parapets, floor and roof junctions. 	<p>Nr</p> <p>Straps per floor and roof level, 1st, 2nd, 3rd and roof</p>	10		

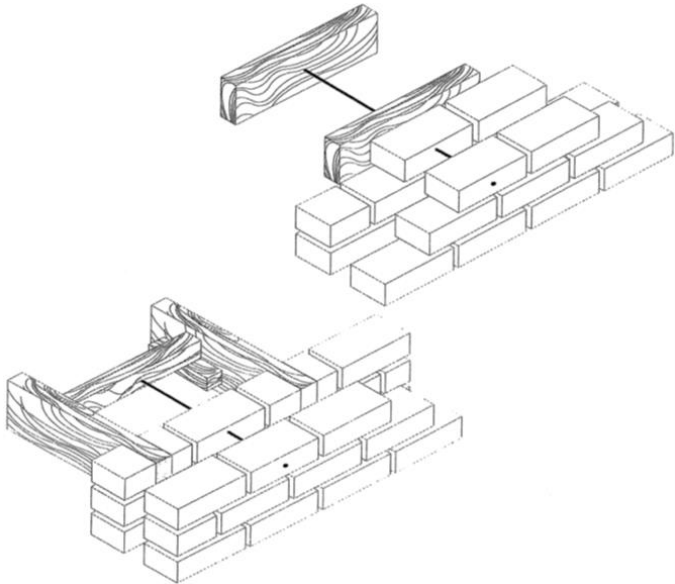
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	<p>Allow for access at the top floor level at the junction with the roof parapets to take off 1m wide strip of ceiling to expose the junction between the roof and the main front wall and to allow straps or tights to be installed.</p> <p>Allow for lifting floor boards at 5 locations along length of floor areas to the rear elevation</p> <p>Examine the bearings of all joists and allow Structural Engineer to inspect.</p> <p>Allow for installing 10nr galvanised joist straps per floor and roof. . 30mm x 5mm x 900mm mild steel screw fixed to the joists length and the 90 deg angle plug and screw fixed to the masonry.</p> <p>All by BAT Heavy duty M305 Strap 1000</p>  <p>Further allow for lateral restraint ties in each location 10nr each floor level.</p> <p>Supply and fix lateral restraint ties to roof level in accordance with the following specification.</p> <p>The systems is to be provided by:</p> <p>Permagard Products Ltd, Chittening Industrial Estate, Avonmouth, Bristol BS11 0YB, England.</p>				

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	<p>VAT No: 520 2136 08.</p> <p>View map in Google</p> <p>Telephone: 0117 982 3282 Email: sales@permagard.co.uk</p> <p>Lateral Restraints</p> <p>Lateral restraints are designed to restrain the whole of the brick outer structure to the ceiling joists and roof timbers or joists to provide structural stability. Lateral restraints are manufactured from 304 Austenitic Stainless Steel rods and are 8mm in diameter. They are supplied in standard lengths of 1 and 1.5 metres. Allow for a site measure to order the most suitable. .</p> <p>The Permagard Lateral Restraint can be fitted from outside the property with a minimum of disturbance - in most cases just cutting pockets in the ceiling finish to determine the position of the joists or roof timbers or wall plates. The same restraint is used to suit different situations i.e. joists bearing into the wall and joists parallel to the wall.</p> <p>Installing lateral restraints</p> <ul style="list-style-type: none"> • Install noggins as support if joist run front to back. Noggings to be 100mm x existing depth. • Drill a 14mm hole through both brick outer and inner leaf. • Push the long restraint into the pilot hole and attach the lateral restraint fixing key. • The lateral restraint is slowly wound through the joists leaving the outer end recessed approximately 15mm. • The outer end can now be tested for strength of fix (typically 5Kn - 10Kn) • The outer end of the lateral restraint is then resin bonded into the brick work and finished off with either mortar or mastic. <p>Tools Required:</p>				

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	<ul style="list-style-type: none"> 14mm drill bit (long enough to pass through both skins of brick work) Lateral restraint fixing key 8mm Masonry drill Either Permagard Polyester Resin or Permacem Anchor Grout <p>Allow for some additional noggins to support the anchors as shown. Noggins to be min 150x 100mm screw fixed securely the out joist framework.</p>  <p>Allow for reinstatement off all plaster boards and decoration as before described.</p>				
4.4	<p>The scope of this item is to hack off the damaged renders in patches to the main walls and to all of the render to the parapets and replace it.</p> <p>The scope of this item is to allow access for the Structural engineer to insect the cracked masonry and recommend repairs which is taken as a sperate items below.</p> <p>To:</p>	Item	1		

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	<ul style="list-style-type: none"> All elevations. <p>Carefully hack off damaged renders to all front elevation walls complete, Separate from the parapet works which is taken above, and allow for isolated patches of main wall renders in 1m2 patches and 80m2 in total.</p> <p>The render or stucco forms an important feature architecturally with feature mouldings and treatments which must be retained and repaired.</p> <p>All stucco render work to be completed by a master renderer to a high standard.</p> <p>Repairs may include moulded features.</p> <p>Once the scaffolding is complete allow for an inspection by the CA and allow the CA to mark up where render repairs, crack stitching and pointing may be required.</p> <p>Provisional sum allowance may be expended by the CA if additional render repairs are needed.</p> <p>Some “rendered” areas may actually be stone but this cannot be seen until scaffolding is erected.</p> <p>Allow attendance and for some hammer tapping to test the delamination of renders.</p> <p>Carefully hack off all render and expose the brickwork for examination by the CA. Carefully take off the render were indicated and allow the inspection CA but allow for 20 nr bricks to be replaced were found to be damaged, clean/ prepare remaining bricks for reinstatement of render or repointing and cart all wastes from site.</p> <p>Prepare the brickwork which was previously rendered and supply and fix bell cast plastic stop bead and edge trims as necessary.</p> <p>Supply and apply Sand cement lime renders in minimum two/ three coat work to remove imperfections in the wall. New work to be in two/three 5mm coats to achieve 10 - 18mm s and to be in strict accordance with British Standards and best working practice for stucco work.</p>				

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	<p>Allow for forming features with skill and due care.</p> <p>The render is to finish just above the lead flashing details and to be stopped by beads. Scraped finish – colour to painted to match facade finish.</p> <p>Mouldings below parapet are believed to be stone and will need scraping back before redecoration.</p> <p>Allow for reinstating bird wires and bird spikes to the lips and moulded edges as previously noted in an earlier specification.</p>				
4.5	<p>The scope of this item is to remove graffiti.</p> <p>To:</p> <ul style="list-style-type: none"> All elevations; All roof top areas. <p>Supply and use Hydron AG4 Graffiti Remover by Rawlins and use this in full compliance with the manufacturer's instructions for use.</p> <p>Apply AG4 Gel liberally to the affected area using a bristle brush. Lightly scrub major contamination with a soft bristled brush or similar. Remove after around 10 minutes, thoroughly wash down area with water with pressure. If further applications are required, dry the area before re-applying.</p> <p>Where the walls are previously painted brickwork or stone this can simply be over painted as decoration clauses below.</p>	Item			
4.6	<p>The scope of this item is to repair as is reasonably possible the damaged stone features to the front elevation.</p> <p>To:</p> <ul style="list-style-type: none"> Front and side elevations. <p>Carry out hammer test to the areas of the cracking and establish the extent of the delamination.</p>	<p>Patches</p> <p>100mm x 100mm</p>	40		

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	<p>Carefully scrape back the damaged, loose and soft sandstone back to sound materials. ONLY do this initially with the CA in attendance to allow for inspection.</p> <p>Carry out stone repair using Stone Restoration and Repair Mortar by Saint Astier or similar and approved.</p> <p>Saint-Astier UK</p> <p>75 Cowcross Street LONDON - EC1M 6EL Tel: 0203 445 5490 Business Manager - Scott Sigal</p> <p>All work to be in accordance with the manufacturers instructions:</p> <p>EMPLOY A STONE MASNY TO COMPLETE THIS WORK.</p> <p>Application instructions and general manufacturers instructions below:</p> <p>Specially formulated mortar based on Natural Hydraulic Lime and aggregates for the repair or simulation of masonry, brick or stone. It is a neutral white or pre coloured mortar supplied in 1KG to 25KG bags to which mixing water is added. Mixing and use: Can be mixed manually or mechanically by whisk, adding up to 180ml water per kilogram of St.One ® used. Mix well for 3-5 minutes. The application surface must be clean, free from dust and oils. On porous surfaces, ensure that suction is controlled by pre-wetting and apply St.One ® before this is fully dry. Never apply to surfaces that are over saturated or have standing water. It can also be applied on metal laths. For application on dense impervious materials, please consult manufacturer.</p> <p>The minimum thickness is 5mm (can be dressed or cut back to a feather edge). The maximum thickness in 1 pass is 40mm. In cases where a thickness of more than 40mm is required, apply in layers of a maximum of 40mm, each one approximately 24 hours apart. Always dampen application areas. The mortar should be well pressed back in place. If required re-compact by pressing after a couple of hours to avoid possible shrinkage marks due to suction from the background. In some instances support of the fresh mortar is required by using wires, anchorages, stainless steel fixings or formers,</p>				

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	<p>etc... Simulation of stone / brick features, rough shes, false joints etc. can be made approximately 5 hours from application (in damp cold weather up to 24 hours).</p> <p>Shaping and forming of details can be carried out for up to 1 week after placing by scraping to profile or level with metal tools, such as the edge of a trowel or steel float however most shaping and finishing work can be done within 24 hours. Sculpting, using appropriate tools, requires waiting up to a week or more depending on the weather conditions. Its unique qualities allow it to be tooled, shaped and sculpted even after the final set has taken place. This affords sufficient time to achieve the very highest standard of work with the best quality reproduction.</p> <p>Where ashlar masonry or very finely jointed masonry has had considerable damage to the arises, flush finishing in St.One ® with a false struck joint is required.</p> <p>If building details are damaged and require repair prior to the facade being lime washed or painted, plain St.One ® should be used as it will readily accept lime washes and paints.</p> <p>For surface repairs to be successful the materials employed need to have certain characteristics. They should:</p> <ul style="list-style-type: none"> Have characteristics similar to the host masonry. Have adequate bond strength. Have a good modulus of elasticity. Be vapour permeable. Be durable. Be capable of being dressed with similar tools to the original masonry. Remain workable long enough to allow details to be fashioned. Match in colour and texture. Adsorb water sufficiently in wetting and drying periods to match adjacent masonry. They must always be reversible. <p>They should never:</p> <ul style="list-style-type: none"> Become significantly stronger than surrounding masonry. Have a significantly lower rate of Absorption or Adsorption than surrounding units. Create a barrier to Diffusion. 				

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	<p>For materials to meet these criteria, the materials themselves do not require to match every characteristic of the host masonry.</p> <p>The main visual characteristic of masonry is colour, matching of colour can be subjective, different people see colour in different ways, many men for instance are red green colour blind to a greater or lesser degree, so one person may see a colour match differently from another, but it is generally controllable. St.One ® can be accurately colour matched with proven light fast pigments.</p> <p>The finish of a repair material is subject to some degree of licence from the applicator and is not directly attributable to the material, although if the material can be worked correctly with traditional tools after setting it will afford good physical matching. St.One ® is capable of being dressed with standard masons tools or at time of placing by skilled operatives.</p> <p>The physical properties of the masonry can and do vary from one area of the building to the next.</p> <p>Absorption, is a process by which the materials take in a fluid to fill its voids. It can vary depending on a number of factors, not least the surface finishing. The finished repair mortar must have similar characteristics. St.One ® can be seen by demonstration to Absorb water on to its set and hardened surface.</p> <p>Adsorption is the process in which molecules adhere to the surface of the material, and should be similar in the repair material. Surface Adsorption is noticeable in 'St.One ®' repairs</p> <p>Ageing is due to the changing of properties and appearance of materials with time (natural process) and is often a function of the previous two characteristics. St.One ® does weather as a result of both of the above being sufficiently absorbent to take in pollutants over time, although not unduly.</p> <p>Breathe-ability The extent to which a building material is able to allow moisture to move to the surface and evaporate harmlessly should be at least matched or exceeded by the repair material. The greater the degree of breathe-ability of the repair material the faster the release of moisture from the host masonry.</p>				

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	<p>St.One ® has a very high degree of Breathe-ability by virtue of its Vapour Permeability.</p> <p>Capillarity - the ability of a material that is in contact with water, to raise water through capillary canals (capillaries). This is not a desirable quality of any construction or repair material. Capillary pores occur mainly in dense cement materials and hold water, reducing evaporation, many naturally occurring sandstones do have a degree of capillarity, but it is seldom continuous.</p> <p>Porosity - defines the amount of holes (pores) in the unit of the material volume and can have a bearing on the durability and breathe-ability of the masonry and the repair material. The porosity of the masonry and the repair material is a function of the Pore size</p> <p>Pore dimensions cover a very wide range. Pores are classified according to three main groups depending on the access size</p> <ul style="list-style-type: none"> - Micropores: less than 2 microns diameter - Mesopores: between 2 and 50 microns diameter - Macropores: larger than 50 microns diameter <p>Matching the porosity is not therefore essential, what is essential is to maintain good Breathe-ability, this is a function of the extent and nature of interlinked pores. There are two main and important typologies of pores: closed and open pores. Closed pores are completely isolated from the external surface, not allowing the access of external fluids in neither liquid nor gaseous phase. Closed pores influence parameters like density, mechanical and thermal properties. Open pores are connected to the external surface and are therefore accessible to fluids, depending on the pore nature/size and the nature of fluid. Open pores can be further divided in dead-end or interconnected pores.</p> <p>Suitable repair materials should have interconnected pores-Micropores structure with tiny microscopic holes or pores approximately 5 microns in diameter interlinking the general pore structure. Water droplets are typically 500-5000 microns in diameter 'drizzle' droplets can be as small as 200 microns in diameter. Attraction between the water molecules forces molecules to group together in a droplet. Water droplets are too large to penetrate the Micropores without substantial pressure. It is difficult for water droplets to pass through, and therefore the material is reasonably waterproof. Water vapour molecules are much smaller (typically less than 0.0003 microns) and pass easily through the holes, carrying moisture away.</p>				

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	<p>St.One ® does have some Porosity, but this is not linked to Capillarity</p> <p>Materials that are suitable for masonry repairs should have a measurable and high vapour permeability range.</p>				
4.7	<p>The scope of this item is to allow for cleaning of the masonry to the front and side elevations including all of the stonework affected by the works of rendering and repointing taken elsewhere in this document. .</p> <p>To:</p> <ul style="list-style-type: none"> • Front and side feature elevations complete. <p>Decorate complete the elevations however as taken elsewhere in this document.</p> <p>Complete this item before other repairs are completed so as not to disturb newly pointed masonry or paint finishes.</p> <p>Allow for cleaning the brickwork and stonework completely as above using a soft brush and light detergent wash. No acid or aggressive chemicals to be allow on the scheme.</p> <p>Allow for removing all weeds, mosses and vegetation BEFORE raking out and repointing works are commenced so as to allow for patch repairs as necessary.</p> <p>Allow for light nebulising sprays using hand held water sprayers and light jet washes only.</p>	Item	1		
4.8	During the works allow for removing all redundant fixings and brackets and screws to the masonry and make good. Including old signage. Cart all waste from site.	nr	30		
5.0	WINDOWS AND JOINERY				
5.1	<p>The scope of this items is to allow for some repairs to the timber feature windows and doors to the and generally before redecoration.</p> <p>To:</p>	nr	45		

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	<ul style="list-style-type: none"> All elevations <p>There are 45 windows, in timber.</p> <p>There is 1nr pair of pedestrian doors.</p> <p>Take off boarding to broken windows and reglazed.</p> <p>Allow for splice repair and replacing broken transoms where some of the sashes have been smashed.</p> <p>Sashes will need to be taken out in this instance and the sash is taken away to a carpentry shop for overhauling and repair allow for 25 nr windows to be treated in this manner.</p> <p>Take out sashed and ease and adjust all remaining including planning or burning off of painted shut frames.</p> <p>Carefully scrape back all of the flaking paints to enable full inspection of the window by the CA.</p> <p>Allow for some epoxy window repairs to the timber windows where there is lightly rotten timber. Allow 60nr patches 20mm maximum and use appropriate epoxy timber repair treatments fully built up after preparation, priming, rot treating the old wood.</p> <p>Allow for cutting out rotten wood back to a good base before building up gradually epoxy repairs.</p> <p>Epoxy repair by Smiths systems of clear penetrating epoxy sealer and epoxy filler system by</p> <p>Make Wood Good Ltd South Lodge Gravesend Rd Wrotham Kent TN15 7JJ Tel: +44 (0) 1732 824 700</p>				

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	<p>Or similar and approved.</p> <p>Repairs as follows: Rotten Wood Repair Instructions:</p> <ol style="list-style-type: none"> 1. Remove any paint from the rotten wood repair area. It is recommended to remove paint from the entire piece if you can as the CPES, (clear penetrating epoxy sealer), will make any good wood very resistant to rot in the future, and will further make paint or varnish finish last much longer; 2. Remove any rotted wood that is so rotten that it can be removed with your fingers. Retain anything firmer than this as CPES will harden rotted wood to the point where it will carry screws and filler without failure; 3. Allow the wood to dry out thoroughly before continuing with your rotting wood repair. Dry timber is much easier for the CPES to penetrate into; 4. Before applying CPES ensure that you can keep the work area dry until it has chemically cured; 5. Apply several coats of CPES (You will normally use Cold Weather formula for treating rotted wood, as it evaporates faster, but you may use Warm if you already have some, or need warm formula for another purpose as well) to the wood with rot, allow as much to be absorbed as the wood will take. One mixing can be used to apply three or four coats within one day if the solvent smell has dissipated. Keep mixed CPES covered between coats. Allow 24 hours to dry and partially set after the final coat. There should be no solvent smell and the surface should be firm to the touch. Large sections of rotted timber can take much longer for the solvents to evaporate, as they will absorb much more CPES into the rot. Moving air with fans can speed this process; 6. Deep areas of rot can have holes drilled into them to assist getting CPES deep into the section of rotted timber. Our CPES injection syringe can be used to good effect on rotten timber joints in window frames and similar, allowing for application of CPES to a precise area that will consume a lot as the porous rotted end grain is restored; 				

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	<p>7. Once the rotting or rotten wood is saturated, the last coat will dry with a sheen, indicating that the wood will absorb no more</p> <p>8. Now mix and use the fill-it filler to restore the profile on any rotten areas removed in step 2. Colouring Kits are available if required and may be used to colour the filler to the colour of the damaged wood to allow varnish or clear finishes to be applied. Full details on Fill-It, including thorough mixing instructions can be found on the Fill-It Flexible Epoxy Filler.</p> <p>9. Allow the filler to set before any final finishing. Finish the Filler by carving or sanding.</p> <p>10. Apply a final sealing coat of CPES over the filler and wood. This will promote the adhesion of your paint or varnish top coat, reducing maintenance and extending life</p> <p>11. Your rotten wood repair should now be complete, and will just require finishing. The timber should now be very hard and highly resistant to further rot or water damage. The CPES dries as flexible as wood, and is also micro-porous, so the surface is very hard to damage yet will still allow the timber to breathe</p> <p>12. Apply the first top coat 24 hours after the final coat of CPES typically, The CPES should be dry to the touch, and not smell of solvents, but still be chemically curing. It will bond to the top coat, gluing it to the wood in a very permanent manner. As the restored wood will still breathe, micro-porous paints may be used to good effect.</p> <p>13. Allow for picking out the loose and cracked putty beads to all of the windows and apply new linseed oil putty finished smooth ready for primer and decorations as below.</p> <p>Allow for new ironmongery generally to all windows.</p> <p>Allow to take out 20nr sashes to plane back, ease and adjust and re-cord and fit new weights as necessary to ensure the sliding sash is working fully.</p> <p>This may require some burning off of old paint where the hinges and style and over painted or seized or painted shut.</p>				

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	Where there is a broken window panes now and this is board include for new glass and glazing and bead or putty as required before decoration. Decoration of all external joinery taken below.				
6.0	DECORATION				
6.1	<p>Scrape back all loose and flaking paint to the previously decorated renders, features, stone, mouldings, metal features, walls, elevations, windows, doors, feature timber mouldings, joinery, gutters, downpipes, grilles security shutters etc ready to receive new decorative treatments. Include all previously painted finishes.</p> <p>This is to all high level facades and elevations full height and the roof areas.</p> <p>RETAIL areas not to be painted.</p> <p>Scrape back all loose and flaking paint to the previously decorated timber, masonry, stone, and metalwork retained.</p> <p>Including the roof areas, roof metalwork, roof barriers, windows, doors and roof windows, main and pedestrian doors, service doors, and plant rooms (not replaced, front doors etc), windows, security grilles, cages, (rear), frames, gutters to the roof, downpipes, grilles, security grilles and external metalwork, roof barriers etc, and fascia's, features, and all external boarding.</p> <p>Prepare surfaces as necessary and in a good workmanlike manner including any priming and filling. Include for under coats.</p> <p>To:</p> <ul style="list-style-type: none"> • All elevations and roof. • All windows and doors; • Renders; • Stone; • Mouldings; 	item	1		

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	<ul style="list-style-type: none"> • All roof top areas; • All elevations. • All metal downpipes, hopper and gutters; • Metal work; • Metal gutters and downpipes. <p>Scrape back rust and in particular allow inspection by CA of the condition and any structural metal and steel for integrity.</p> <p>Allow for some minor filling to split sections of the timber where minor filling would be acceptable above that included elsewhere in this document.</p> <p>Allow to knot stop and prime all timber before finishing paints as below.</p> <p>Allow for scraping back all rust and corrosion and prime with rust inhibitor to all metal work.</p> <p>Supply and redecorate all timber and metal work with primer, undercoat and 3 coats of good quality Crown, Dulux or Leyland Johnson ONLY gloss finish. Colours to match.</p> <p>Rustins for metal paints generally.</p> <p>Allow in pricing for colours to match the existing.</p> <p>All render, new and old, and all previously painted masonry is to be redecorated in SANDTEX or similar masonry paint to match the existing colour schemes with 2 nr good coats of paint.</p> <p>On completion erect a sign to each boarded retail windows that clearly reads, “ NO FLY POSTERS TO BE PLACED ON THESE WINDOW BOARDS – PROSECUTION WILL FOLLOW IF POSTERS ARE FITTED”</p> <p>Signs to be minimum A3 in size and be foam plastic and screw fixed to the boards.</p>				

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2	Workmanship.				
3	General items.				
4	The works				
5					
6	Provisional sums,			£4000	00
7	Contingencies.			£ 10000	00
7	TOTAL TENDER SUM				
			<u>£</u>		