



CUBED



RICS

Schedule of specific works items

Maintenance Repair and Wind and Watertight works.

27-29 Church Street
Manchester
M4 1PE

Prepared by

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For

Mr George Demetrious
27-29 Church Street
Manchester
M4 1PE

October 2023
Revision:

Roof and Façade repairs, 27-29 Church Street Manchester

	Schedule of Work				
	Maintenance Repair and Wind and Watertight works.				
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		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, and to upgrade the external fabric and complete decoration of the windows and repairs to the decorative facades. 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 defective roofs and parapet capping's and gutters, masonry facades and render repairs and this will include window repairs and replacement and may include some general masonry repairs at:</p> <p>27-29 Church Street Manchester M4 1PE</p>				

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	<p><u>on behalf of:</u></p> <p>Mr George Demetrious 27-29 Church Street Manchester M4 1PE</p> <p>The works in general include but are not exclusive to:</p> <ul style="list-style-type: none"> • <i>Parapet masonry and parapets and parapet capping repairs;</i> • <i>Repointing the brickwork generally to all main elevations;</i> • <i>Replace damaged renders generally;</i> • <i>Cut out damaged bricks and replace generally where these are spalled and de-faced;</i> • <i>External render decoration repair;</i> • <i>Roof top felt roofing repairs to the parapet gutters, possibly complete re-roofing exercise is due in some areas;</i> • <i>Recover the low level retail roofing;</i> • <i>Strip and recover the main tile roof complete.</i> • <i>Window repairs or replacement works;</i> • <i>Some external metal works and joinery repair;</i> • <i>Repair and decorate the steel fire escape stair;</i> • <i>Decoration;</i> <p>The property comprises and the works generally will be to:</p> <p>27-29 Church Street Manchester M4 1PE</p> <p>The property is a four storey, (there is most likely to be also a basement, but we could not access this at the time of the survey), city centre retail to the ground, and offices as a commercial investment concern to the first, second and third floors. The property is formerly a retail and may have originally been residential on the upper floors later converted to offices. The ground floor is provided with retail units traditionally. The upper floors are occupied offices.</p>				

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	<p>The property is located in the city centre and commercial area of Manchester in the area of the Northern Quarter and is close to commercial centres, within a mixed business and shopping area but there are some medium rise residential apartment properties close by. The property is on a prominent location on Church Street, to the east of the main shopping area off High Street. The property has a south facing front elevation.</p> <p>The property appears to be a detached 1920's – 1930's part art décor style commercial building. The site adjacent which was originally attached has been removed but we do believe there are plans to redeveloped this site also.</p> <p>There are is no rear access, rear area for parking or loading and no rear external areas with the property and the property is generally enclosed at the rear with neighbours and building not included within this demise. There is a side access area to the escape stair only.</p> <p>There is a single main front elevation onto the corner with the Church Street corner being the front elevation.</p> <p>The access to the building is off the main pedestrian pathway only.</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> <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 				

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	<p>affected by the works. The contractor must submit with their tender details of how safe high level access is to be achieved;</p> <ul style="list-style-type: none"> • 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; • Parapet masonry and parapets and parapet capping repairs; • Repointing the brickwork generally to all main elevations; • Replace damaged renders generally; • Cut out damaged bricks and replace generally where these are spalled and de-faced; • External render decoration repair; • Roof top felt roofing repairs to the parapet gutters, possibly complete re-roofing exercise is due in some areas; • Recover the low level retail roofing; • Strip and recover the main tile roof complete. • Window repairs or replacement works; • Some external metal works and joinery repair; • Repair and decorate the steel fire escape stair; • Decoration; 				
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>				

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	<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>				
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>				

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	<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> <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>				

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	<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	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.				
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.				

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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	<p>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.</p> <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>				

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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	<p>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.</p> <p><u>LITTERING BY THE CONTRACTORS STAFF WILL NOT BE TOLERATED. ANYONE CAUGHT LITTERING THE LOCAL ENVIRONMENT WILL BE ASKED TO LEAVE SITE PERMANENTLY.</u></p>				
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; 				

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	<ul style="list-style-type: none"> 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.				
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 contactors; 				

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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 15th January 2024. Completion is required by End Sept 2024. Anticipated date of instruction to proceed : Start December 2023</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> <p><u>Parties' details</u></p> <p>Mr George Demetrious 27-29 Church Street Manchester M4 1PE</p> <p><u>Contractor's name to be confirmed after tender</u></p> <p><u>Works (First Recital)</u> Maintenance Repair and Wind and Watertight works. 27-29 Church Street Manchester M4 1PE</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 				

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	<ul style="list-style-type: none"> • a Schedule of Rates • Construction Industry Scheme (Fourth Recital and clause 4.2) • 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 				

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	<p>Principal Designer (Article 4)</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><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><i>Date for Completion (clause 2.2)</i></p> <ul style="list-style-type: none"> 12 months after start date. <p><i>Liquidated damages (clause 2.8)</i></p> <ul style="list-style-type: none"> £500 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 				

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	<p><u>Percentage of the total value to be certified before practical completion (clause 4.3)</u></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 and low level roofs, the canopies and the main tile roof, including the front, side and rear parapet and main valley gutters and by removing all redundant bird protection systems, bird netting, TV aerials, cabling, plant, flues, fittings, AC units and machinery that are no longer in use and are defected and broken or where these restrict access for the repair works.</p> <p>Or which is in use but will need to be relocated to facilitate the works and must be refitted on completion.</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 all vegetation, waste and weeds to all external façade and roof areas.</p>	<p>Item</p> <p>Contractor to measure.</p>			

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	<p>This will include all waste materials stored on the low levels and roof decks.</p> <p>To:</p> <ul style="list-style-type: none"> • All roof areas; • All of the external walls. • Front retail low level roofs and canopies. • Rear and side passageways. <p>Carefully make safe all electrical and service connection to all redundant plant and equipment to be removed.</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 side elevation and rear areas where there 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.</p> <p>All roof and wall penetrations then need to be made good using specifications contained in this schedule. Low level roof, walls, and tiled pitched roofs etc.</p> <p>Remove:</p> <ul style="list-style-type: none"> • Waste; • Bird netting; • TV aerials; • Satellite dishes; • AC units redundant; • Any flues or air handling equipment. 				

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	<p>Remove, set aside and recommission:</p> <ul style="list-style-type: none"> Air conditioning chiller plant to the main roof and low level roof where affected by the works; <p>DO NOT STRIP</p> <ul style="list-style-type: none"> The retail shop fronts or the signs above the shop fronts as these are tenants fittings to be retained. <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>				
2.2	<p>The scope of this item is to strip back roofs and gutters and canopies to prepare for the new roofing works.</p> <p>To:</p> <ul style="list-style-type: none"> Main roof parapet and valley gutters; Low level pitched roof which is currently covered in felt; Canopy leads Felt capping to the parapet tops. <p>To the lower level felt covered slate roof over the retail areas this roof is currently covered in poor quality felt coverings that are leaking.</p> <p>Allow to strip all of this off and cart wastes from site. Carefully strip off the top wearing mineral “GREEN” felt to the slates, the slates and the battens and any sdarkings. Cart all from site.</p> <p>Allow to strip all flet capping to the parapets.</p> <p>Allow to strip linings to the valley and the parapet gutters.</p> <p>Where gutters are found to be asphalt the following preparations works are required.</p>	<p>Item</p> <p>Contractor to measure.</p>			

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	<p>Using a hot poultice method ensure that all original asphalt bubbles and bumps are levelled as noted below. Where the asphalt has to be exposed you should allow for some reinstatement of the base felt layers to provide an even finish.</p> <p>Carefully strip off the main tiled roof covering, battens and sarkings and prepare the roof for new coverings.</p> <p>New roof coverings taken below for the reinstatement works.</p> <p>Carefully strip off all of the flashband over felt repairs to ALL of the retail canopies and all lead abutments flashings and rake out joints ready to receive new.</p> <p>Strip all roof lead generally ready to receive new. Salvage lead and account for this in the tender.</p> <p>Carefully strip back the top wearing mineral “GREEN” felt to the parapet gutters to enable the over felting to be adhered to a sound base.</p> <p>The parapet gutters have not been seen by the CA so once the scaffolding is erected allow for access. There may be, albeit it is unlikely, some lead lined gutters so these need to be inspected before felting works are instructed.</p> <p>Carefully strip off the lead flashings abutments to these roof repairs and salvage where possible for re-use or weighing in and leave ready raked out joints for reinstatement.</p>				
3.1	ROOF REPAIRS				
3.1	<p><i>The scope of this item</i> is to over felt the existing parapet gutters, parapet upstand and the capping’s complete with an over layer of bitumen felts.</p> <p>To:</p> <p>Also to the felt/ lead lined gutters to the parapets to the front side and rear elevations and with new two layer over felting works.</p> <p>Also to the valley gutter</p> <p>Also to repair the lead flashings seals to the canopy stall riser and retail shop surrounds.</p>	<p>Item</p> <p>Contractor to measure.</p>			

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	<p>The scope of this items is to over felt these areas after they have been prepared and stripped back as necessary.</p> <p>All roofs as shown above.</p> <p>To:</p> <ul style="list-style-type: none"> • Main roof parapet gutters; • Valleys; • Canopy leads • Rear felt flat roofs. <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 patches to expose all of the base felt layer to the previously felted roofs. Cart all waste from site.</p> <p>Clean and clear the parapet gutters of all waste.</p> <p>Scrape back flaking felts and strip to wearing layer top coat felt to expose the base layers which will be over felted.</p> <p>Clean and clear all debris and over felt to expose all of the original mastic asphalt to the roofs. Cart all waste from site.</p> <p>Work to parapet tops, brick pointing to the parapets and renders 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 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 over felt the asphalt roofs it is important to complete some general repairs to the asphalt where these are damaged to enable a neat even and flush finishes. That is remove blemishes, bubbles, splits and creep in the asphalt.</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>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.</p> <p>Prime the roof decks or base layers before install new over felt toppings.</p> <p>To drips and welted drip details and particularly where the new roofing abuts the retail signs above the shops, allow for welted drip former to enable a neat weather tight drip detailed to be formed with the canopy abutments.</p> <p>To all roof areas to receive new felt, gutters , valleys capping's, parapets and canopy allow for over laying the original base layer with 2 nr over layers of torch on Bauder intermediate and K5K cap sheet, (or similar and approved for example IKO) and flashed with code 4 lead. Allow for dressing up the roof slated and parapet upstand and to be over flashing with lead. Form flashing upstands where necessary, chase out brickwork joint 25mm and re-seal using wedges and pointing mastic to re-seal roof abutment junctions.</p> <p>Where there are lead parapets, Strip all back to base and lay 3 layers of felts.</p> <p>Allow for all new lead to the Lead Sheet Associations recommendations and design guide. New lead all areas.</p> <p>Form all welted drips and seals and junctions/ abutments properly.</p> <p>Form tucked joints and over lead apron flashings.</p>				

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	<p>Complete work finish with neat lead flashings or enclose behind slate upstands to the parapets or behind claddings.</p> <p>Where tiles or slates are to be taken out, (the bottom row adjacent to the gutter repair), it is anticipated that at least two rows will need stripping and these should be taken out by hand and then reinstated upon completion. Or if stripped complete would be reinstated 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>Supply and fix new code 4 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> <p>Allow for a canopy lead to the shop fronts.</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> <p>Dress felts up and over parapets where this has previously been done to provide weathering capping's.</p> <p>Dress felts up roof top penetrations and flue outlets and fully seal.</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>				

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	 <p><i>Where there are lead parapets, Strip all back to base and lay 3 layers of felts.</i></p>				
	 <p><i>Parapets and gutters requiring treatment. This capping is loose laid and needs to be removed.</i></p>				

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	 <p><i>Typical parapet to be re-lined.</i></p>  <p><i>Low level roof gutter lining to be fully dressed over the parapet.</i></p>				
3.2	<p>The scope of this item is to install a pigeon repellent system to the parapets and parapet gutters to the roof together with the retail canopies and the low level flat roof.</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 canopy.</p>	<p>Item</p> <p>Contractor to measure.</p>			

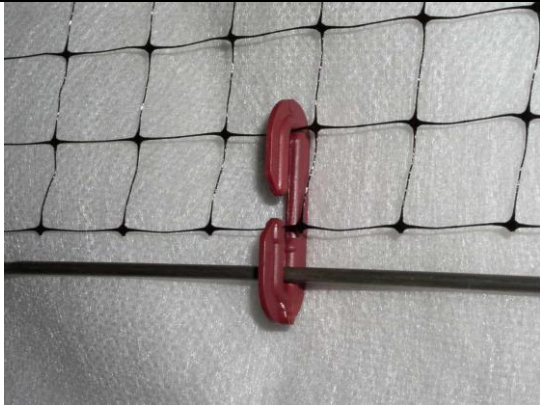
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		UNIT	QTY	£	p
	<p>To:</p> <ul style="list-style-type: none"> • All roof top areas; • Parapet tops; • Moulded strings and features to the elevations; • Window cills and head where there are projections. • Roof areas where netting was previously installed. • Retail canopies. • Low level flat roofing. <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>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</p>				

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		UNIT	QTY	£	p
	<div>Manchester M40 9WB</div> <div>Freephone Landline 0161 452 7166</div> <div></div> <div><i>Typical bird spikes for the ledges and parapet tops.</i></div> <div></div>				

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	 <p><i>Typical bird wires and netting arrangements.</i></p>				
3.3	<p>The scope of this item is to strip and recover the concrete tile roofing complete to the tile roof.</p> <p>The scope of this item is to strip and recover the slate plant room roof.</p> <p>The scope of this item is to strip and recover the low level roof.</p> <ul style="list-style-type: none"> • Main Roof. • Low level roof • Plant room roof. <p>Strip as above.</p> <p>Works to include:</p> <ul style="list-style-type: none"> • Strip and re-lay roof coverings complete; • New tiles to all areas; • New ridge tiles. <p>Clean and clear all of the roof areas, gutters and valleys roof areas of all debris, stone chippings, weeds, waste and debris and leave clean and ready for the next stage of the works.</p>	<p>Item</p> <p>Contractor to measure.</p>	Re-measure		

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		UNIT	QTY	£	p
	<p>Carefully take off the concrete ridge tile.</p> <p>Lift flashings and remove from site, all new flashings generally.</p> <p>Strip timber fascias and soffits.</p> <p>Carefully strip the slate and tile roof complete back to the timber rafters and prepare the structure to receive a new covering.</p> <p>Provide new Marley Modern roof tiles to be fitted in strict accordance with the manufactures instruction including gauge, fixings, battens etc.</p> <p>Strip any felts sarkings and de-nail the joists/ rafters.</p> <p>Allow for some rafter and wall plate repairs as below:</p> <ul style="list-style-type: none"> • Allow for 5 nr new full pitch rafters to be replaced including bird mouthing and fixing straps as necessary to ensure compliance with the building regulations. • Allow for 15lm of new 100 x 75mm treated softwood wall plate, strapped using 900mm x 30mm mild Steel wall plate straps at max 2m centres. <p>Carefully take off the lead flashings complete to the perimeter areas affected of the roof and cart from site. Weigh in or salvage.</p> <p>Allow the CA to inspect the roof timber condition and advise if further works are required.</p> <p>To facilitate the installation of 100mm insulation batts between the rafters and above the ceiling finish, (ceilings are under drawn against the rafters), allow for plant on battens to the top of the rafters to raise the roof thickness. Allow for 50mm x 50mm battens to full length of the rafters. Battens to be screw fixed to avoid vibration disturbance to the ceilings below.</p> <p>Supply and install GA4000 High performance PIR insulation for roof applications by Celotex or similar and approved between the original rafters. Insulation to be 100mm.</p> <p>Supply and lay new Tyvek breather sarking membrane and fix using roof tile battens as below.</p>				

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	<p>Supply and install including all weathering flashings new VELUX roof windows to match the existing in size. 3nr. Allow for compliant apron flashings to suite tiled roof.</p> <p>New tile battens to be 50mm x 25mm treated softwood roofing slate battens fixed with stainless steel angular shank nails min 65mm.</p> <p>Breather to be dressed into the existing valley and parapet gutters. Allow for proprietary eave former in plastic to dress into the gutters all round including parapet and valley.</p> <p>Supply and fix new code 4 lead flashings to all abutments including stepped side verge abutments to the parapets as before and secure and repoint BEFORE or brickwork and render repairs are completed. Seal with bell cast render trims and weather protect with the render. Include for under cloaks, soaker and drains to complete the work properly and in accordance with the Lead Development Associations recommendations and guidance.</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>Supply and lay new tiles laid to manufacturers specification and to a suitable pitch and fixed 2 nr fixing per slate 65mm galvanised clout nails. ALL tiles to be nailed.</p> <p>Make good all flashings to the roof lights.</p> <p>Re-set and re-bed the new ridge tiles fully bedded and pointed in 1:1:6 cement lime sand mortar finished with a neat weather struck joint.</p> <p>Where the plant roof and low level roof are to be recovered all for forming verges with cementitious verge former and fully repoint up in sand and cement mortar.</p> <p>Where the plant room and low level roofs are treated allow for new 200mm x 20mm teared softwood fascias and soffits in ply as necessary primed and undercoated all round, front back and side and painted gloss as later noted in this schedule.</p> <p>Renew the plastic eaves half round gutter with nee deep section and include all brackets, fixings, stop ends, running outlets and connect to the existing system.</p>				

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3.4	<p>The scope of this item is to repair and repoint the roof top brickwork, the parapet coping stones, concrete copings, the brick on edge copings, the plant room and roof top brickwork generally and parapets and repairs below renders generally.</p> <p>Laster and after the repointing and re-bedding all parapet caps are to be sealed with flet capping's.</p> <p>The scope of this items is to hack off and replace all of the renders to the walls to the roof top parapets front top and sides and is to be read conjunction with elevation masonry repairs as there is some overlap of work and to reinstate on completion.</p> <p>Where the roof valley abuts the main parapet walls, this areas is not currently rendered BUT will need to be done as apart of this upgrader. All exposed brick to the back side of parapets is to receive render unless it is dressed up with flet upstanding and capping tops.</p> <p>To include raking out and repointing sections of brickwork, stone and concrete cills, lintels, details to the roof parapets, coping stones, roof division walls, verge walls, abutments, (front back and sides). Repoint roof features, parapets, projections, plant rooms etc. All to be done before render and in any event even if to be rendered after.</p> <p>Repoint all masonry, panels, copings, and brickwork generally to the roof top areas.</p> <p>The scope of this item is also to cut out damaged bricks and piece in new bricks to replace those damaged and found after the scaffolding is erected is removed and to the back side of parapets. 80nr bricks.</p> <p>The scope of this items is to repoint the abutment parapet walls to the roof where the flashings are very untidy.</p> <p>The scope is to replace all lead as before.</p> <p>The scope of this item is to take out cracked and damaged bricks to the parapets and roof top walls and rebuild where damaged. Allow brick matching and for 80nr bricks.</p> <p>The scope of this items is to replace cracked and damaged renders and replace associated lead to these renders.</p>	Item	Contractor to measure		

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	<p>Brickwork/ stone/ concrete cleaning taken elsewhere.</p> <p>Graffiti removal taken elsewhere but should include the roof graffiti if any found.</p> <p>To:</p> <ul style="list-style-type: none"> • Main roof; • Low level roofs; • Parapets; • Copings • Plant room • 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 brickwork repairs are needed, additional render repairs, crack stitching and pointing which may be required.</p> <p>Allow attendance and for some hammer tapping to test the delamination of renders to the parapets.</p> <p>Carefully hack off all render to the parapets and walls all round front back and sides and any other areas gables, plant rooms etc and expose the brickwork for examination by the CA. Carefully take off the render were indicated and allow the inspection CA but allow for 80 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>Re-render parapets in either a traditional sand lime cement render or K rend depending upon advice from stone mason or after inspection by the CA. All parapet backs to be rendered save for where they are felted.</p> <p>Allow for two alternative costs if different between K Rend and traditional systems.</p> <p>Where renders are to be K Rend this should be as stated below.</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 where necessary. Use expanded metal stainless steel lath where key is limited in strict accordance with K Rend recommendations.</p>				

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	<p>Supply and apply K Rend in two coat work to remove imperfections in the wall. New work to be in two 10 - 18mm 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 – through colour match facade finish. White. Finish in block style stucco.</p> <p>Allow for beading to all returns, top edges and sides.</p> <p>K Rend to be as specification below:</p> <p>K REND BASE COATS</p> <p>Primary coat, where required, should be applied to substrates as preparation for subsequent coats. Thickness should be as per product specification. It is important to take special care to straighten with a darby / straight edge to ensure that the next coat is applied to uniform level. Form a light key only. Allow 24 hours curing time before further application, unless advised otherwise. For info on unusual substrates, seek technical advice.</p> <p>K REND SCRAPED TEXTURE</p> <p>FINISH COAT One coat is applied directly onto block work (please seek advice from our Technical team) and must be finished to a minimum of 16mm thick to avoid 'ghosting'. The material should be applied 18mm thick in 2 passes; the first pass 6-8mm and the second pass 12 - 14mm. (See also under Spray Application). After setting, 2mm is scraped off for a 16mm finish. If the material is being used in a two coat application the Finish Coat is applied over a K Rend Base Coat to line level, using a darby or straight edge, to a minimum thickness of 10 - 12mm. When straightening, hollows should be filled out immediately before a skin is formed. Care should be taken to avoid small hollows, which can make it difficult to achieve a good finish. Small areas such as quoins, reveals and bands can be left with a plastic float finish. Do not polish.</p> <p>SCRAPING</p> <p>Scraping should take place when the render has set but not fully hardened. The exact timing varies according to weather conditions & can be anything from 4 to 36 hours</p>				

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	<p>after application. Typically, in moderate conditions, the render should be scraped the day after application. The render is ready for scraping when a thumb impression cannot be made but it can be marked with a thumb nail. At the correct time, the aggregate scrapes easily from the wall and does not stick to the scraping tool. Scraping should always be done lightly, & in a tight circular motion to produce a uniform finish. Remove only 1 - 2mm from the complete surface. All areas must be scraped at the same stage of readiness, as early scraping will result in darker shades and late scraping in lighter shades. A uniform approach is essential to achieve an even finish.</p> <p>BRUSH DOWN Immediately after scraping, use a soft brush to remove loose material. This will highlight any unscraped areas, which must then be scraped immediately to avoid colour variation. If scrape patterns or marks are observed, they should be softened by further gentle scraping or brushing. Small blemishes should be repaired at this stage, using material freshly scraped from the wall.</p> <p>The render is to finish just above the lead flashing details and to be stopped by beads.</p> <p>Scraped finish – white finish.</p> <p>When considering traditional renders allow for:</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>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>Crack stitching take within the section on walls below.</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>				

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	<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 40 nr bricks to be replaced were found to be damaged behind felts and current renders, clean/ prepare remaining bricks for reinstatement of render or repointing and cart all wastes from site. In addition to the 80nr noted earlier.</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> <p>Repaint the previously painted masonry with Sandtex or similar white masonry paint as before. 3 good coats. If and only if previously painted.</p> <p>Overhauling of the parapets will be to all the parapets to the main roof.</p> <p>Repointing will be to all inside, top inside and outside faces of the parapets, stone brickwork, copings and capping's, to be read in conjunction with pointing to all external walls and elevations, to the main roof and to areas of brickwork, features and stone capping's, which are damaged and those below the renders which are to be replaced and are taken elsewhere in this document. Allow for 35m2 repointing below renders where found to be excessively damaged. Allow for 5m2 of brickwork to be cut out and rebuilt in the worst areas in 1m2 patches. Repoint all exposed parapet brickwork and features complete. Finish in recessed joint to form key. Point to a minimum 30mm deep to retain bond.</p> <p>Allow for lead flashings to be replaced.</p> <p>Lime mortars to all areas where there is stone.</p> <p>New mortar 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,</p>				

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	<p>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>Brickwork and generally mortars for pointing to be Portland cement based general mix. New mortar to be from and based around cement lime sand GEN mix 1:1:6.</p> <p>Repoint copings bricks to roof top where present and rake out and repoint the roof level stonework..</p> <p>Repoint all coping stones.</p> <p>Renew haunches to the parapet caps, junctions, lead flashing abutments etc.</p> <p>Repoint all roof level brickwork, stonework, and panels generally where exposed.</p> <p>Clean any weeds and moss off all areas of masonry before repointing.</p> <p>Allow for 80nr bricks (as included above) to be used to rebuild the worst cracked and damaged parapets before re-rendering or over felting. New brickwork to be bedded in lime mortar.</p> <p>Allow for 80nr bricks (as included above) to be used to rebuild the worst cracked and damaged parapets including top edges. New brickwork to be bedded in lime mortar.</p> <p>Allow 40nr bricks to parapets.</p> <p>Allow for rebuilding sections of cracked and damaged parapets as directed by the CA. Allow for 5m2 to be rebuilt.</p> <p>Carefully cut out damaged bricks as directed by the CA and piece in new. .</p> <p>Carefully break out the cement haunches to the parapets and string courses an re-form in new as specifications in 1:1:6 cement lime sand render and form mould as before. Where weathering is needed to be strong.</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. Ahead of repointing.</p>				

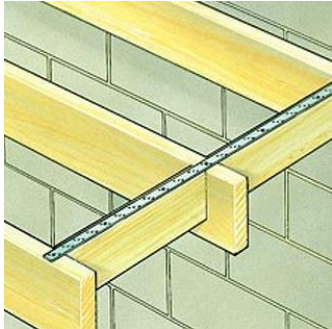
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	<p>Wash out the joints using clean water to prepare the bed for the new pointing.</p> <p>Take out and replace all flashings where disturbed but if these are sound they are to be retained. Subject to approval by the CA. At this stage allow for 35lm new code 5 lead properly lead wedges and tucked into joins before repointing and re-rendering. Allow raking out and repointing all remainder and sound. CA to inspect for additional works prior to work commencing and once scaffolding access is provided.</p> <p>Make up lead as necessary with new.</p> <p>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 features, bricks, plant rooms and all works affected on completion.</p>				
3.5	<p>The scope of this item is to remove the asbestos cementitious commercial flue or boiler flue and replace this with a stainless steel equivalent.</p> <p>To:</p> <ul style="list-style-type: none"> Side and rear elevation. <p>Employ an asbestos removal specialist and remove the asbestos cementitious boiler flue and cart all from site to an official asbestos waster management area. Provider certificate to confirm safe.</p> <p>Supply and fix a new stainless steel externally mounted boiler flue systems to the rear elevation including all necessary fixings bricks, returns, 45 and 90 degree bends. All joints to be safely sealed and tested.</p> <p>Provide a gas certificate on completion.</p>	Item	1		
3.6	ELEVATION MASONRY AND GENERAL REPAIRS	Item			

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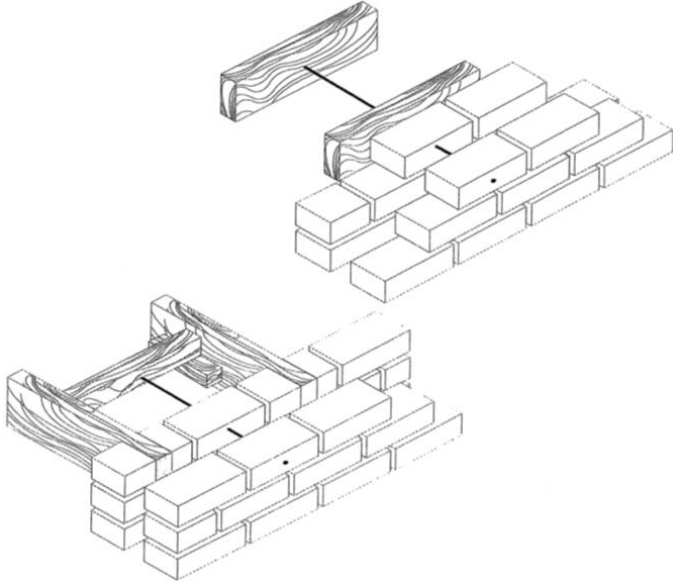
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4.0	<p>The scope of this item is to allow for investigation by a structural engineer into the cause and nature of the masonry cracking below the renders to the main front and side elevation facades of this property and confirm crack stitching repairs noted below.</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> <ul style="list-style-type: none"> • Front and both sides, elevation masonry façade; • 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>Allow attendance and allow for removing carpets internally to selected rooms, 2 levels, (peel back), and lift floor boards to examine the floor joists and the bearing into the external walls. Reinstate all on completion.</p>				
4.1	<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> <ul style="list-style-type: none"> • Front elevation masonry façade; • Parapets. <p>Allow for access at each floor level internally to remove the carpets and set aside for relaying. Lift carpets within rooms adjacent to the front façade walls on first, second and third floors.</p> <p>Inspections to be in isolated areas and repair expected to be contained to 20nr locations to the bays.</p> <p>Lift floor boards carefully to the perimeter junction between the floors and the front elevation masonry.</p>	<p>Item</p> <p>20nr ties.</p>			

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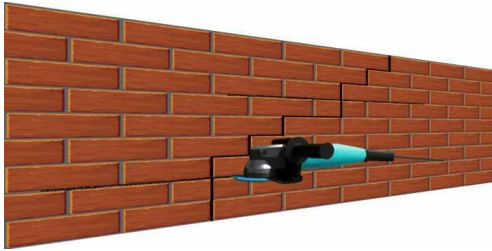
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	<p>Examine the bearings of all joists and allow Structural Engineer to inspect.</p> <p>Allow for installing 20nr galvanised joist straps. 30mm x 5mm x 900mm mild steel screw fixed to the joists length and the 90 deg angle plug and screw fixed to the masonry.</p> <p>All by BAT Heavy duty M305 Strap 1000</p>  <p>Allow for installing 20nr galvanised joist straps. 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>Supply and fix lateral restraint ties to each floor 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. VAT No: 520 2136 08.</p> <p>View map in Google</p>				

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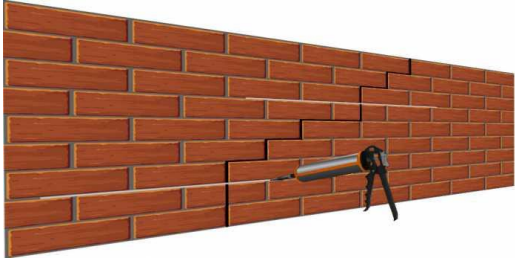
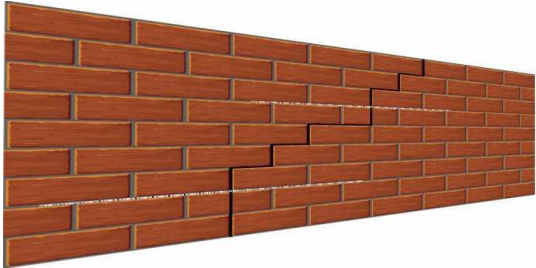
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	<p>Telephone: 0117 982 3282 Email: sales@permagard.co.uk</p> <p>Lateral Restraints</p> <p>Lateral restraints are designed to restrain the whole of the brick outer structure to the floor joists to provide structural stability. Lateral restraints are 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 a lifting of the floorboards to determine the position of the joists. 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"> • 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> <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>				

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	 <p>Allow for reinstatement off all boards and carpets on completion and leave the job neat and tidy.</p>				
4.2	<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, (gable). 8Nr 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>Item</p> <p>Approx 8nr locations</p> <p>10nr ties.</p>			

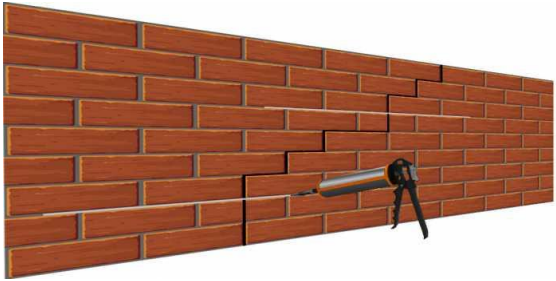
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	<p>Allow for crack stitching at max 600mm vertical ctrs and to over sail crack minimum 1m either side of crack. All crack stitching to be completed in strict accordance with Permagards recommendations and specifications.</p> <p>supplied by</p> <p>Permagard Products Ltd, Chittening Industrial Estate, Avonmouth, Bristol BS11 0YB, England. VAT No: 520 2136 08.</p> <p>View map in Google</p> <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> 				

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	<p>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.</p>  <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>				
4.3	<p>The scope of this item is to hack off all of the render to the front and both side elevation features to the facades and renew this with a modern render system.</p> <p>To:</p> <ul style="list-style-type: none"> Front and both side elevation renders. <p>Carefully hack off all render and prepare the background to received new all in strict accordance with K Rend specifications.</p> <p>Allow crack repairs before re-application of render. (noted below).</p>	item	Contractor to re-measure.		

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	<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 – Colour Mocha finish.</p> <p>Stucco feature shown in original renders to be retained. Allow for forming this feature.</p>  <p>Mocha</p>				
4.4	<p>The scope of this work is to repair the cracked concrete/ stone cills and features to the windows generally</p> <p>To:</p> <ul style="list-style-type: none"> • Front and both side elevation features and cills. Stone or concrete. • 15nr locations <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 broken concrete back to sound materials. ONLY do this initially with the CA in attendance to allow for inspection.</p>	Nr	15		

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	<p>Rake out to a minimum depth of 25mm using a stone grinding tool around the cracked stone or concrete exposing the rusting reinforcement bars if within the concrete, but taking extreme care to protect the stone from damage.</p> <p>Wash out the joints using clean water to prepare the bed for the repairs.</p> <p>If concrete follow this specification:</p> <p>Treat steel with rust inhibitors Nitroprime zincrichplus or similar or as advised by FOSROC.</p> <p>Carry out concrete repair using Fosroc Solutions for Concrete Repairs in Accordance with EN1504.</p> <p>www.fosroc.com</p> <p>Fosroc UK Drayton Manor Business Park, Coleshill Road, Tamworth, Staffordshire, B78 3XN, GB</p> <p>+44 (0) 1827 262222 +44 (0) 1827 262444</p> <p>All work to be completed using FOSROC approved contractors.</p> <p>Make concrete repairs using Renderoc and Patchroc mortars all in strict accordance with the manufacturers instructions.</p> <p>Renderoc GP is supplied as a ready to use blend of dry powders requiring only the site addition of clean water to produce a highly consistent, lightweight repair mortar.</p> <p>It is based on Portland cements, graded aggregates and chemical additives which provide a mortar with good handling characteristics while minimising water demand. The low water requirement ensures good strength gain and long-term durability.</p> <p>Renderoc GP has been specifically engineered for vertical repair work. It can be applied in sections up to 70 mm thickness in vertical locations and up to 60 mm thickness in overhead locations in a single application and without the use of formwork. Thicker</p>				

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	<p>sections can be achieved by the use of formwork or can be built up in layers. Deep pockets can sometimes be filled in a single application dependent on the configuration of the pocket and the volume of exposed reinforcing steel.</p> <p>Renderoc GP can be quickly and efficiently applied by the wet spray technique. Consult the local Fosroc office for further information.</p> <p>The material should not be applied at less than 10 mm.</p> <p>Application instructions</p> <p>Preparation</p> <p>Form a square edge perimeter to the repair area using appropriate methods (feather edging must be avoided), break out the complete repair area up to a minimum depth of 10mm up to the square edge.</p> <p>Clean the surface and remove any dust, unsound or contaminated material, plaster, oil, paint, grease, corrosion deposits or algae. Where breaking out is not required, roughen the surface and remove any laitance by light scabbling or abrasive-blasting.</p> <p>Oil and grease deposits should be removed by steam cleaning, detergent scrubbing or the use of a proprietary degreaser. The effectiveness of decontamination should then be assessed by a pull-off test.</p> <p>Expose fully any corroded steel in the repair area and remove all loose scale and corrosion deposits. Steel should be cleaned to a bright condition paying particular attention to the back of exposed steel bars. Abrasive blasting, hydrodem equipment, powered mechanical scraping or other suitable means is recommended for this process. Where corrosion has occurred due to the presence of chlorides, the steel should be high-pressure washed with clean water immediately after abrasive-blasting to remove corrosion products from pits and imperfections within its surface.</p> <p>Refer to HSE information sheet CIS36 regarding control of exposure to construction dust, available at www.hse.gov.uk.</p> <p>Reinforcing steel priming</p>				

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	<p>Apply one full coat of Nitoprime Zincrich Plus and allow to dry before continuing. If any doubt exists about having achieved an unbroken coating, a second application should be made and, again, allowed to dry before continuing.</p> <p>Concrete Priming</p> <p>The concrete substrate should be saturated surface dry immediately before the application of the primer i.e. it should be thoroughly saturated with clean water and any residual surface water removed prior to applying Nitobond HAR.</p> <p>Under severe drying conditions repeated soaking may be necessary to ensure the substrate is still saturated at the time of application of the primer. Scrub Nitobond HAR into the surface.</p> <p>Renderoc GP can be applied as soon as the primer becomes tacky. If the Nitobond HAR is too wet, overhead and vertical build-up of the Renderoc GP may be difficult.</p> <p>In exceptional circumstances, e.g. where a substrate/ repair barrier is required or where the substrate is wet or likely to remain permanently damp, Nitobond EP bonding aid should be used. Contact the local Fosroc office for further information.</p> <p>To the stone damage follow this specification:</p> <p>Rake out to a minimum depth of 25mm using a stone grinding tool but taking extreme care to protect the stone from damage.</p> <p>Wash out the joints using clean water to prepare the bed for the new pointing.</p> <p>Alternative to stone features IF FOUND</p> <p>All new works to the stone and facing stone blocks to be in lime mortar as before described.</p> <p>New mortar 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 patch has been completed. Finish with a neat flush or weather struck joint to match the existing.</p>				

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	<p>Repoint using pointing bar and trowels pushing new mortar deep and fully into the joint. Finish with a neat struck joint.</p> <p>All brickwork to be cleaned down as below on completion.</p> <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>Saint-Astier UK 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 MASONRY 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>				

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	<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> <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. 				

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	<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.</p> <p>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.</p>				

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	<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>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> <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>				

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	<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> <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>				
4.5	<p>The scope of this item is to carry works to cut out and piece in new brickwork to the walls where these are spalled and friable. This work will be in small patches and the contractor is to allow for this in their tender price.</p> <ul style="list-style-type: none"> • Front and side elevations complete 	nr	50		

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	<p>To be done BEFORE render repairs.</p> <p>Carefully rake patches of defective pointing to the damage bricks to all elevations and carefully cut out damaged and spalled bricks.</p> <p>Where there are cracks to the cill and window junctions caused by thermal movement between cill and brickwork these cracked bricks should be cut out and replaced. These are feature bricks and will need to be bought in as specials. Allow for 50nr bricks as specials.</p> <p>Source reclaimed bricks or similar and matching and lay new in patches. Samples to be provide to the CA prior to commencement.</p> <p>Rake out using a stone grinding tool but taking extreme care to protect the adjoining bricks from damage. Any damaged bricks by way of cutting tools should be cut out and replaced, No damaged bricks will be accepted.</p> <p>Wash out the joints using clean water to prepare the bed for the new bedding.</p> <p>Re bed and repoint using pointing bar and trowels pushing new mortar deep and fully into the joint.</p> <p>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>Clean down the bricks on completion.</p>				

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4.6	<p>The scope of this items 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 us this in fully compliance with the manufacturers 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>	Nr	60		
4.7	<p>The scope of this item is to rake out and repoint all of the elevation brickwork complete where visible including all elevations, front, side and rear BUIT generally is to the exposed rear elevation, and is to be read in conjunction with the roof top brickwork including brickwork, stone, capping, mouldings, cills, window surrounds, head strings and any concrete panels and associated main façade masonry and any sundry walling in brickwork, and masonry.</p> <p>To:</p> <ul style="list-style-type: none"> Whole property. Particular attention to be given to making the exposed rear elevation, (adjacent side development that is not yet complete to keep it wind and watertight). <p>Rake out to a minimum depth of 25mm using a stone grinding tool but taking extreme care to protect the bricks and stone finish from damage.</p> <p>Wash out the joints using clean water to prepare the bed for the new pointing.</p> <p>CUT OUT bricks where damaged to the exposed rear elevation, check loose bricks and rebed and generally ensure the exposed brickwork is secure. Allow for cutting out and replacing 50 nr damage or loose bricks.</p>	<p>Item</p> <p>Bricks nr</p>	50		

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	<p>Repoint brickwork, stone blocks and feature panel joints.</p> <p>Where concrete and stone lintel joints are in mortar now see general pointing specification below.</p> <p>Where there is mastic in expansion and thermal joints allow for resealing in high performance mastics trowelled finish. Mastic to be Sikaflex®-423 PowerCure. Sika mastics to be used by a specialist and in strict accordance with Sika instructions.</p> <p>All new works to the facing bricks to be in GEN mix sand and cement mortar with lime or the lime mix as above subject to stone masons advice.</p> <p>All work to be completed by a professional and fully trained stone mason or master.</p> <p>New mortar 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 patch has been completed. Finish with a neat flush or weather struck joint to match the existing.</p> <p>Brickwork and generally mortars for pointing to be Portland cement based general mix. New mortar to be from and based around cement lime sand GEN mix 1:1:6.</p>				
4.8	<p>On completion of all of the masonry works allow for cleaning the brickwork and stone completely too all elevations using a soft brush and light detergent wash. No acid or aggressive chemicals to be allow on the scheme.</p> <p>Allow for light nebulising sprays.</p>	Item			
4.9	<p>During the works allow for removing all redundant fixings and brackets and strews to the masonry and make good. Including old signage. Cart all waste from site.</p>	Item	1		
4.10	<p>The scope of this work is to replace the rotten timber pedestrian doors to the side elevation fire exist stair.</p> <p>To:</p> <ul style="list-style-type: none"> Side elevation; 	nr	4		

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	<p>To the service access doors and timber door frames these are rotten. The plywood door has delaminated and is split.</p> <p>Carefully strip out the door and frame and make good reveals ready to receive new frame and door.</p> <p>Supply and install new external quality timber frame and paint grade plywood door complete with weather bars to head of frame and base of door. External cill threshold to the sole with drip detail and weather bar.</p> <p>New frame to be fixed to brickwork reveals using 8mm x 100mm frame anchors and sleeves to frame at 400mm ctrs.</p> <p>New door to be hung using 1 ½ pair grade 13 stainless steel butt hinges.</p> <p>Allow for emergency lock handle for emergency egress internally but lockable externally using a key. Include lock and latch. Exidor 296 Single Door Panic Bar with Latch.</p> <p>Over clad the door in 8mm chequer plate galvanised sheet to over lap the frame and provide a secure casing to the door as an anti intruder deterrent.</p> <p>Decorate as later in this schedule.</p>				
4.11	<p>The scope of this item is to overhaul and repair the rusting steel fire escape staircase to the side elevation.</p> <p>To:</p> <ul style="list-style-type: none"> Side elevation steel fire escape stair. <p>The scope of this item is to repair and overhaul the side externally presented steel fire escape staircase which is distressed decoratively. The stair is not galvanised generally is showing rusting and deterioration and as such this should be repaired and as additional protection then the staircase will be painted upon completion.</p> <p>To:</p> <ul style="list-style-type: none"> Side elevation. 				

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	<p>Carefully take off rusting and damaged chequer plate landing where damaged, (allow 3nr landings), and clean up frame edges to receive new. Grind out welded joints and using discs and mechanical wire brushes and scrape back and prepare all metal to remove rusts. Prepare frame edges and supply and weld using 6mm fillet welds a new landing deck in 8mm galvanised mild steel chequer plate landings. Allow for 3nr quarter landings complete.</p> <p>To the remainder grind out rust where present and corrosion and using discs and mechanical wire brushes and scrape back and prepare all metal to remove rusts. Scape back all corrosion. Allow CA to insect before reinstatement.</p> <p>Any further damage to the frame found after inspection will be instructed as a variation from the PS sums in this document.</p> <p>Treat all exposed metal to rust inhibitors and prime before painting. All painting systems and treatments to be from the Rustins paint ONLY.</p> <p>Repaint the whole of the rear fire escape staircase using Rustins Quick Dry Anti-corrosion Paint and Quick Dry Metal Paint colour black.</p>				
5.0	WINDOWS AND JOINERY				
5.1	<p>The scope of this item is to install new windows to replace the old timber windows removed.</p> <p>To:</p> <ul style="list-style-type: none"> Front side and rear elevations including roof top windows. <p>Supply and install Anthracite coloured PVCu replacement windows and doors to replace those removed above. The windows to be casement style.</p> <p>Windows originally would have been a crittall style so allow for a replacement plastic window to match the Crittall style.</p>	item			

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	 <p><i>New windows to be Crittall style. An example shown for demonstration but the profile to match the existing lines of the building and the form.</i></p> <p>Allow for all fixings and include for finishing with a bull nose 18mm softwood timber window board internally. (MDF will NOT be allowed even water proof green). Solid timber only acceptable.</p> <p>Allow for and include for making good all plaster reveals on completion and leave ready for redecoration.</p> <p>The window/door system shall be Kite marked in compliance with BS 7412:2007 and BS 7950 (formerly PAS 011), using materials Type A complying with BS 7413:2002, and the window fabricator/installer shall be a Licensed Kite marked manufacturer to BS 7412 and BS EN ISO.9002 /BS 5750: Part 2 and a full copy of his licence shall accompany the Tender.</p> <p>The windows and doors and the installation shall comply with all current British Standards, Codes of Practice, Statutory Requirements and Building Regulations relevant to their performance.</p> <p>The installer shall be a F.E.N.S.A. member. The windows shall be:</p>				

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	<p>The BPWG/GGF Trade Standards for UPVC Windows.</p> <p>BS 5368:Parts 1 to 3 and BS 6375:Part 1 – Classification of Weather tightness Operation and Strength Characteristics.</p> <p>BS5466 Pt. 1 [1977] and BS7479 1991 – Hardware and fixings.</p> <p>BS5713 – Double glazed units.</p> <p>BS6206 – Safety glass.</p> <p>BS6262 and BS952 – Glass and glazing standards.</p> <p>BS6399 Part 2 – Wind pressure standards.</p> <p>BS7412 – Reinforcement and fixing of hardware.</p> <p>BS7413 – PVCU extruded hollow profiles – type A.</p> <p>"Secured by Design " criteria shall apply.</p> <p>Ground floor windows and doors and those easily accessible above ground floor must be successfully have been tested to BS7950</p> <p>Ground floor windows and doors and those that are easily accessible must have key operated locks (unless designated "Egress"" in which case key locks are not permitted) and laminated glass external leaves. Toughened glass in these locations is not acceptable.</p> <p>The structural frame assemblies and installations must be capable of withstanding and accommodating satisfactorily wind loads and pressures in accordance with the requirements of BS 6399, BS 6375 and BS 6262.</p> <p>The window assemblies must incorporate concealed drainage dispersal methods that discharge clear of the structure.</p> <p>All screws, nuts, bolts, rivets and other fastenings shall be of corrosion resistant or treated material, eg. austenitic stainless or ferretic steel, bi-chromate treated steel and</p>				

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	<p>be compatible with other metallic fixings used in the manufacture of the window, in accordance with BS 7412 and having been tested to BS EN 1670Class 4.</p> <p>Fastenings that are protected when the window is closed may alternatively be made from steel which has been finished by one of the following methods:-</p> <p>a) Zinc plated and passivated according to BS EN 12329, BS EN 12330. b) Hot dip galvanised according to the requirements of BS EN ISO 1461. c) Sheradised according to the requirements of BS 4921 (1998). d) Sprayed with metal coating according to BS EN ISO 2063.</p> <p>Generally, hardware and ironmongery fittings and fixings are to penetrate at least two thicknesses of the UPVC profile and/or penetrate the reinforcement by at least 2mm. Fixing positions shall comply with BS 8213.</p> <p>All joints associated with UPVC window frame and sashes are to be hot fusion welded and all shall meet the testing method in BS 2782.</p> <p>The joints must be completely moisture resistant and not permit any penetration into the profiles either externally or internally.</p> <p>The residue of material resulting from hot fusion welded joints are to be carefully removed and neatly routed to just below the surface leaving a uniformed recessed feature.</p> <p>The overall size of the assembled frames shall be maintained within a permissible deviation of +/-3mm. The framed assemblies shall be such that they can be installed square within a maximum difference in the diagonals of 4mm. Several measurements of both width and height should be taken and the Contractor must allow all tolerances necessary in order to take into account deviations of actual opening and expansion and contraction of the assembled units when fixed in position.</p> <p>All profile sections are to be multi-chambered extruded UPVC black in colour. No reworked material must be used. The system must enable adequate drainage to be incorporated away from the central reinforcement chamber, regardless of the positioning of the profile. The raw material shall comply with the "British Plastics Window Group and Glass and Glazing Federation" Trade Standard for UPVC windows. The profiles</p>				

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	<p>should resist normal weathering and the colour fastness must be within BS 1006:1978 part 1.</p> <p>Window furniture to opening lights is to be positioned so that the handle etc can be easily operated by the resident whilst standing with their feet on the floor.</p> <p>Window furniture in kitchens and bathrooms is to be positioned on the opening light such that it can be easily reached by an average sized person leaning over sanitary and kitchen fittings ie below the centre line within the limit of the design of the window.</p> <p>All windows are to be glazed with clear (obscure in bathrooms/wc) 28mm double glazed sealed units and shall comply with BS 5713:1979. Specification for hermetically sealed double glazed units. The glass shall be free from bubbles, scratches and other flaws and conform to BS 952, Part 1: – Glass for Glazing and BS 6262: Code of Practice for glazing of buildings. The glass shall be retained by suitable UPVC snap-on beads matching existing frame.</p> <p>Toughened glass is to be used in all locations required by the Building Regulations current at the time of tender (except where 'Secured by Design' criteria apply).</p> <p>Where 'Secured by Design' criteria apply the outer pain of glass shall be laminated. This shall apply to all windows (and doors) at ground floor level and these easily accessible above ground floor.</p> <p>This Clause must be read in conjunction with Glazing Schedule at the end of this Specification.</p> <p>All glazing shall be internally glazed and held securely in position and must comply with BS 6262. Provision must be allowed for drainage of any ingress of moisture, satisfactorily to the outside. Glazing gaskets may either be continuous or cut and struck in corners.</p> <p>Note: If cut in corners mitred joints must be used. It is a requirement that suitable glazing blocks are used. Drainage caps where accessible shall be glued in position.</p> <p>Glazing gaskets and weather stripping materials should not have a detrimental effect on the plastic profiles. The rubber based compounds shall confirm to BS 4255::Part 1 “Preformed rubber gaskets for weather exclusion from buildings”.</p>				

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	<p>The windows shall be installed plumb and square without twist, racking or distortion of any member. Due allowances must be made in order to accommodate all expansion and contraction satisfactorily.</p> <p>Where applicable, the new window frames are to be set back from the outer face of the existing brickwork so that the existing vertical DPC is bridged. Care must be exercised to avoid fixing into it.</p> <p>Both lug type fixings or through the frame fixings are the only two methods permitted. The actual fixings shall be a minimum of 100mm and a maximum of 250mm from corners. No fixings shall be closer than 150mm to a transom mullion centre line. Intermediate fixings shall not exceed centres greater than 600mm.</p> <p>Note: If through the frame fixings are employed, then “Fischer” type fixings/ screws must be used.</p> <p>CFC free foamed polyurethane shall be used as a means of closing the gap between frame and aperture. Care must be exercised when inserting the foam and use of a special pressure applicator must be employed. The foam is to be trimmed.</p>				
5.2	<p>The scope of this work is to replace the rotten timber pedestrian door to Old street.</p> <p>To:</p> <ul style="list-style-type: none"> Rear elevation; <p>The service access door and timber door frame is rotten. The plywood door has delaminated and is split.</p> <p>Carefully strip out the door and frame and make good reveals ready to receive new frame and door.</p> <p>Supply and install new external quality timber frame and paint grade plywood door complete with weather bars to head of frame and base of door. External cill threshold to the sole with drip detail and weather bar.</p> <p>New frame to be fixed to brickwork reveals using 8mm x 100mm frame anchors and sleeves to frame at 400mm ctrs.</p>				

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	<p>New door to be hung using 1 ½ pair grade 13 stainless steel butt hinges.</p> <p>Allow for emergency lock handle for emergency egress internally but lockable externally using a key. Include lock and latch. Exidor 296 Single Door Panic Bar with Latch.</p> <p>Provide steel over facing for security as before.</p> <p>Decorate as later in this schedule.</p>				
	Shop fronts				
6.0	<p>The scope of this item is to refresh the lead flashings to the shop front canopies and to renew the timber structure and fascia.</p> <ul style="list-style-type: none"> • Shop fronts. <p>Carefully take down the banners and fascias to the shop front over the windows and cart all waste from site.</p> <p>Carefully take out the lead flashings to the canopy and wall abutment and cart lead from site. Weigh in in etc.</p> <p>Carefully strip off the rotten timber plywood fascias to the shoe repair shop and cart from site.</p> <p>Carefully strip back the timber heads and feature cornices to the shoe repairs shop and cart from site.</p> <p>Allow for new 50x 50mm treated softwood framing where damaged and reform and re-fabricate new fascias, cornice, feature pilasters and mouldings using 18mm WBP plywood boards and feature mouldings to create a Victorian shop front facade.</p> <p>New shop front sign to be fixed over central section of facade to be provided by shop owner.</p> <p>Allow for knot stop and prime and under coats and 3 good coats of Dulux, (no other), gloss colour to be advised by shopkeeper.</p>				

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	Rake out joints to flashings and supply and install new Ubiflex lead replacement flashings to replace those taken away elsewhere.				
6.1	DECORATION				
7.0	<p>Scrape back all loose and flaking paint to the previously decorated renders, stone, walls elevations, windows, doors, feature timber mouldings, joinery, gutters downpipes, grilles security shutters etc ready to receive new decorative treatments.</p> <p>This is to all high level facades and rear elevations full height and NOT the retail areas where the retailer are responsible for their own decoration and corporate styles.</p> <p>Scrape back all loose and flaking paint to the previously decorated timber, masonry, stone, render and metalwork retained.</p> <p>Including the roof areas, roof metalwork, roof barriers, windows, doors and roof windows, main and pedestrian doors, rear service doors, and plant rooms (not replaced, front doors etc), , 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 all boarded retail windows to be repainted to create a neat front elevation appearance and to remove graffiti. Remove all posters.</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 boarded windows; • All render and stucco work; • All roof top areas; • All rear service yard areas and rear elevations. • Fire escape staircase. 	item	1		

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	<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>				
	Provisional sums and contingencies				

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