

Schedule of Works

St Anselm Hall, Manchester

Roof Replacement & Remedial Works

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Roof Replacement & Remedial Works

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Revision Control

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3 SCHEDULE OF WORKS

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	Section 3 - Schedule of Works The schedule of works should be read in conjunction with the following: - Section No. 1 – Preliminaries 1.1 Generic Preliminaries 1.2 Project Specific Preliminaries Section No. 2 – Preambles Drawings No's as listed below: - Drawing No. 9140_001_00 (Basement GA Plan) - Drawing No. 9140_002_01 (Ground Floor GA Plan) - Drawing No. 9140_003_01 (First Floor GA Plan) - Drawing No. 9140_004_01 (Roof Plan) - Drawing No. 9140_005_00 (Existing Elevations Pull Test Locations) - Drawing No. 9140_006_00 (Existing Elevations Render Defect Locations) - Drawing No. 9140_007_00 (Indicative Roof Details) Tenders should be returned to reflect the programme outlined below. Where necessary, tenders will be considered with alternative programmes, but this MUST be qualified at tender return stage. Brief Description of Work: - Replacement of slate covered pitched roofs; - Replacement of asphalt covered flat roofs; - Replacement roof-lights; - Replacement lead detailing; - Replacement rainwater goods; - External render repairs / replacement; - Structural timber remedial works (ceilings, floor, roof structure); - Internal plastering (walls, ceilings, mouldings); - Joinery repairs / replacement (doorsets, skirtings, casings); - Fixture and fittings replacement; - Mechanical and electrical remedials works.			

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	General Items			
A.	The contractor is required to visit site to assess the access requirements and extent of the works before they submit their tender. No claims for the contractor for additional works or costs incurred will be entertained by the University should they have been quite apparent if they had undertaken a site visit.	ITEM		
B.	The Contractor should read the schedules of work in conjunction with the drawings, specifications, project specific preliminaries and pre-construction information.	ITEM		
C.	The contractor is required to price ALL items within this section individually. Grouping of items or stating ' <i>included</i> ' or ' <i>included elsewhere</i> ' is not acceptable. This will result in the Contractors tender being marked down in the tender evaluation or even being rejected totally.	ITEM		
D.	The standard of works shall be in full compliance with the current British Standards, Building Regulations and relevant statutes. The Contractor must carry out the works conforming to all current Health & Safety legislation. It is the contractor's responsibility to arrange for Notice to be provided to the relevant authority within the appropriate timescale.	ITEM		
E.	Allow for all costs in association with the role of Principal Contractor for the works under the Building Safety Act where applicable. This should include the following, although this is not an exhaustive list: • Liaison with the nominated Registered Building Inspector for the duration of the works. • Liaison and co-ordination with the Principal Designer and other nominated duty holders. • Provide signed Compliance Declaration Notices and obtain necessary Building Regulation Approval Certificates. • Plan, monitor and manage the construction phase ensuring compliance with the relevant Building Regulations.	ITEM		
F.	The Electrical Contractor shall be NICEIC registered. All work is to be carried out in accordance with the current edition of the IET Wiring Regulations and relevant British Standard Codes of Practice and to have a test certificate issued upon completion.	ITEM		
G.	Where materials are specified by manufacturer's name, a copy of the manufacturer's instructions are to be retained on site and it is the main Contractor's responsibility to ensure that these are strictly observed at all times. Bring to the attention of the CA any discrepancy between the specification, and any instructions that are contrary to the manufacturer's recommendations.	ITEM		

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	The Contractor is to allow for the following Preliminary costs (where applicable) to comply with the Project Specific Preliminaries and Generic Preliminaries together with any other items which are necessary to execute this project. The Contractor should note that some Preliminary items may have been identified in the Schedules of Work. If this is the case, then those items should be priced in that section of the tender documents: <u>The Contract/Sub-contract</u> A. Contractor to insure the Works in Joint Names. ITEM <u>Management and Staff</u> B. Site Management and Staff (including support staff and the like). ITEM C. Compliance with CDM; including Review and develop the Pre-Construction Information and compile the Construction Phase Plan for approval by the Principal Designer prior to commencement of the works, in accordance with the requirements of the CDM Regulations 2015 and the HSE guidance provided within the 'Managing Health and Safety in Construction (CDM 2015)' document. ITEM D. Additional Management and Staff Items. Insert below further cost items as may be required, with fixed charges and time related charges as appropriate: ITEM • _____ • _____ • _____ • _____ <u>Site Accommodation</u> E. Note 01: Limited space for a compound will be made available to the Contractor; details are provided with the Pre-Construction Information. ITEM F. Note 02: The contractor shall include costs for the provision of independent welfare facilities for their site operatives during the works. Including suitable fencing off, of any portable toilets and or mess room containers to prevent unauthorised access. All in accordance with the recommendations by the HSE Construction Information Sheet No.59. ITEM			

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A.	Note 03: All external areas used for compounds, skips, site cabins etc. are to remain clean and free from loose debris at all times. Upon completion of the works the Principal Contractor will be responsible for ensuring that all areas are cleaned and any damaged surfaces made good to the satisfaction of the CA.	ITEM		
B.	Note 04: The Contractor must be aware that areas of the building will be used by staff and students over the duration of the works and as such all existing corridor circulation, fire escape routes and final exit doors must be always maintained and kept clear. The Contractor should not enter any parts of the building not directly associated with the works.	ITEM		
	<u>Site Accommodation Requirements</u>			
C.	Site office.	ITEM		
D.	Mess room.	ITEM		
E.	Storage containers.	ITEM		
F.	Sanitary facilities.	ITEM		
	<u>Services and Facilities</u>			
G.	Power	ITEM		
H.	Lighting	ITEM		
I.	Fuels	ITEM		
J.	Water	ITEM		
K.	Telephones and administration	ITEM		
L.	Safety, health and welfare	ITEM		
M.	Rubbish disposal	ITEM		
N.	Cleaning	ITEM		
O.	Drying out	ITEM		
P.	Protection of work in all sections	ITEM		
Q.	Security	ITEM		
R.	Maintain public and private roads	ITEM		
S.	Small plant and tools	ITEM		
T.	Additional services facilities. Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:	ITEM		

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	<u>Mechanical Plant</u>			
A.	The main contractor shall allow for the provision of all plant and machinery required to by either themselves or their subcontractors for the duration of the works. The contractor must visit site during the tender period to ascertain the requirement and any site constraints with regards to gaining access to all areas of the works. Allowance must be made for any moving and removing of such equipment as many times as may be required.	ITEM		
	<u>Temporary Works</u>			
B.	Note: The contractor must be aware and comply fully with The Work at Height Regulations 2005 and all subsequent revisions. The contractor is to ensure that no person engages in any activity in relation to works at height or work equipment for use in such work unless he is competent to do so. The contractor is to provide suitable fall protection for all operatives working at height.	ITEM		
C.	Hoardings, Fencing etc (including Heras fencing to Contractors compound area).	ITEM		
D.	The Contractor will be required to provide all requisite tarpaulins etc, to cover up and protect the work from the weather, and shall suspend all operations during climatic conditions which is in the Contract Administrator's opinion detrimental to the works and shall make good any work or damage arising from insufficient protection or the carelessness of workmen at his own expense.	ITEM		
E.	Making good and reinstating areas where temporary works and facilities have been removed.	ITEM		
F.	Additional Temporary Works Items. Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:	ITEM		
	<u>Enabling Works/ Permit To Work</u>			
G.	The Contractor is to allow, where required, to isolate and disconnect all existing electrical, mechanical and data / communications supplies / services as necessary to facilitate the works and replace upon completion. The contractor must comply with all the University's Policies and Permit to Work Procedure. The Contractor must programme all isolations / shutdowns / access to plant rooms and switch rooms/works to fire alarms etc; and provide a minimum of 2 weeks' notice when these activities will be undertaken so that the Client Representative can apply for the necessary permits from Estates.	ITEM		

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A.	The contractor is to provide temporary protection to all existing services installations that are to remain in those areas affected by the works (other than those, to be replaced, disconnected, relocated etc), test and ensure that all are in full working order upon completion of the works. General Standards	ITEM		
B.	The standard of works shall be in full compliance with the University's EPMS, current British Standards, Building Regulations and relevant statutes. The Contractor must carry out the works conforming to all current Health & Safety legislation.	ITEM		
C.	The Electrical Contractor shall be NICEIC registered. All work is to be carried out in accordance with the current edition of the IEE Wiring Regulations 18th Edition and relevant British Standard Codes of Practice and to have a test certificate issued upon completion.	ITEM		
D.	Where materials are specified by manufacturer's name, a copy of the manufacturer's instructions are to be retained on site and it is the main contractor's responsibility to ensure that these are strictly observed at all times. Bring to the attention of the PM any discrepancy between the specification, and any instructions that are contrary to the manufacturer's recommendations. Security	ITEM		
E.	It is the Principal Contractors responsibility to ensure that, where appropriate, all necessary safeguarding checks have been undertaken, including DBS (formerly CRB), for contractors and sub-contractors, and their associated personnel, which you intend to use in respect of the tender you are submitting. Please ensure that any costs associated with this task have been identified and included with this tender.	ITEM		
F.	The Contractor is to allow for maintaining the security of the site and all affected buildings during the course of the works including any temporary boarding of external openings if deemed necessary.	ITEM		
G.	Provide all necessary partitions, dust sheeting, safety barriers and warning signs to establish works areas and to cordon off any areas as necessary in order to maintain safe pedestrian access and emergency escape routes.	ITEM		
H.	The Contractor will be responsible for the security of all plant, equipment and materials within the site compound and should take all reasonable steps and actions necessary to safeguard and prevent theft from these areas.	ITEM		

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	<u>Pricing</u>			
A.	The Contractor should note that the items of works contained in this section should not be taken as a complete list of the works to be carried out and he will be deemed to include in his tender for all other items of works, either actual or implied by the drawings and this specification.	ITEM		
B.	The Contractor must satisfy themselves as to the accuracy of quantities considered necessary for the proper evaluation and execution of the works. In pricing these works the contractor will be deemed to have allowed for all such additional items and/or quantities which may be deemed necessary. All dimensions in the descriptions/drawings are approximate and must be verified on site by the contractor. No claims to variance in quantities to those detailed on the drawings or within this schedule will be accepted.	ITEM		
C.	The drawings and all sections of the specification are to be read as a whole. Any areas of work shown or described on the drawings but omitted in the specification and vice versa will be deemed to be included by the Contractor.	ITEM		
D.	No claim shall be allowed in respect of misinterpretation of any item, neither shall lack of knowledge or ignorance of standards or conditions be accepted as justification for such a claim. All queries must be directed to the CA during the pricing period. Any discrepancies identified by the Contractor must be reported as soon as identified.	ITEM		
E.	The Client reserves the right to amend or omit the final scope of any items of the works by instruction. No claims for loss, expense or delay shall be allowed in connection with the issue of any such instructions.	ITEM		
	<u>General Requirements</u>			
F.	The Contractor is to visit site prior to submitting a quotation for the works and is responsible for ascertaining the full extent of works required. No claim resulting from failure to do so will be considered.	ITEM		
G.	The Contractor is to allow for undertaking a limited condition survey of all existing areas prior to works commencing in order to record the current condition and submit to the CA. Any damage as a result of the contractor's actions is to be made good to the satisfaction of the CA at the contractors own expense.	ITEM		
H.	The Contractor must provide a preliminary programme with the tender submission highlighting the preferred phasing and sequence of the works in view of the timescales allocated for the contract. The submitted programme, at tender stage, is for indicative purposes only.	ITEM		
I.	A copy of the most up to date Specification and Drawings must be kept on site at all times.	ITEM		

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A.	Contractors are required to operate a site induction system and shall maintain a signing in policy for site staff and site visitors. Operatives must wear suitable PPE including company branded high-vis vests / hard hats (where applicable) and shall display at all times an identification badge which is to include a current photograph of the operative, the operative's and company name. Failure by individuals to comply may result in expulsion from site.	ITEM		
B.	The Contractor must include for the provision of a full-time foreman for the duration of the works, who is also suitably trained in first aid. The supervisory foreman on site may be a working foreman if sufficiently proficient to perform the role and suitably qualified, experienced and fully briefed on the project and the specific health and safety requirements given the nature of the premises and its occupants. The site foreman is to remain the same throughout the duration of the works, be experienced in this type of work, be responsible for supervision and control of these works and able to programme resources accurately and to effectively monitor and co-ordinate sub-contractors and suppliers.	ITEM		
C.	No Sub-Contractors are permitted to arrive on site for the first time without being met and inducted by the Principal Contractor. Furthermore, as necessary the Principal Contractor must operate a works permit system for works items of risk, such as; asbestos works, hot works, roof works and general operations.	ITEM		
D.	Prior to handover, ensure that all installed equipment has been fully commissioned and is in full working order to the satisfaction of the CA, manufacturer and employer. The Principal Contractor will be required to provide all certification and forward maintenance information prior to practical completion being certified.	ITEM		
E.	Ensure that where construction activity has taken place all areas are clean and free from debris and any surplus material (on a daily basis to access or communal areas).	ITEM		
F.	Disposal of all redundant materials arising from the works shall be in accordance with the Code of Practice, Waste Management, The Duty of Care 1991 and any subsequent revisions. All waste transfer notice's must be submitted to the CA.	ITEM		
	<u>Working Hours</u>			
G.	Working hours are limited to the normal working hours from 08.00 – 17.00 hours. Contractors must ensure that deliveries are carefully managed and are only undertaken outside of the peak period of the working day.	ITEM		

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A.	The Contractor must allow for any necessary out of hours working to execute the works safely and minimise disruption to the daily routine of the site operations. This may necessitate sequencing and phasing the works to the approval of the CA and employer and may involve detraction of normal working practice and order of trades, from time to time.	ITEM		
B.	Access for deliveries or collection of plant from site is not permitted outside of normal working hours, unless prior agreement has been made with the CA and the employer. It may be beneficial in the interests of safety for the contractor to make such arrangements for the delivery and removal of large plant or equipment from site.	ITEM		
C.	If the Contractor wishes to work outside of these hours, then this must be by prior arrangement with the Client Representative and CA. The Contractor will be responsible for payment of costs incurred by this overtime either by on behalf of the Contractor or the Employer. Any associated costs must be included within the tendered submission.	ITEM		
D.	The Contractor shall carry out the works specified without inconvenience, nuisance and without danger to the occupants of adjacent buildings. Contractors will need daily contact with the Client Representative to ensure that disruption to the activities of occupants of the building, including visitors is kept to an absolute minimum.	ITEM		
	<u>Temporary Works and Access</u>			
E.	All external areas used for compounds, skips, site cabins etc are to always remain clean and free from loose debris. Upon completion of the works the Principal Contractor will be responsible for ensuring that all areas are cleaned and any damaged surfaces made good to the satisfaction of the CA.	ITEM		
F.	The Contractor must be aware that areas of the building will be used by university staff and residents over the duration of the works and as such all existing corridor circulation, fire escape routes and final exit doors must be always maintained and kept clear. The Contractor should not enter any parts of the building not directly associated with the works.	ITEM		
	<u>Covering Up / Enabling Works</u>			
G.	The Contractor will be required to provide all requisite protection, covers, sheeting etc, to cover up and protect the work from the weather, and shall suspend all operations during climatic conditions which is in the Contract Administrator's opinion detrimental to the works and shall make good any work or damage arising from insufficient protection or the carelessness of workmen at his own expense.	ITEM		

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A.	The Contractor is to allow, where required, to isolate and disconnect all existing electrical, mechanical and data / communications supplies / services as necessary to facilitate the works and replace upon completion.	ITEM		
B.	The Contractor is to provide temporary protection to all existing services installations that are to remain in those areas affected by the works (other than those, to be replaced, disconnected, relocated etc), test and ensure that all are in full working order upon completion of the works.	ITEM		
	<u>Access Provisions</u>			
C.	The Contractor must be aware and comply fully with The Work at Height Regulations 2005 and all subsequent revisions. The Contractor is to ensure that no person engages in any activity in relation to works at height or work equipment for use in such work unless he is competent to do so. The contractor is to provide suitable fall protection for all operatives working at height.	ITEM		
D.	Note: A temporary scaffold tented roof structure has been provided over the existing building completed in March 2026. The temporary roof / scaffold structure is procured for 38 weeks through to December 2026. The system has been designed and installed by Standard Scaffolding Specialists Ltd; details of the installation are included with the Pre Construction Information appended to this document. Standard Scaffolding Specialists Ltd are to be engaged by the Principal Contractor for any adaptation, modification, addition etc. required to the existing structure required to facilitate the prescribed works. Standard Scaffolding Specialists Ltd Church Street Works, 131a Church Street, Little Lever, Bolton, BL3 1BW Tel: 01204 574064 E-mail: standardscaffolding@hotmail.com Web: www.standardscaffolding.co.uk The Contractor shall allow for all required access provisions including, platforms, edge protection, hoists, rubbish chutes, scissor lifts and any other access provisions required by either themselves or their subcontractors for the duration of the works. Contractors must visit site during the pricing of the works to ascertain the requirement and any site constraints with regards to gaining access to all areas of the works; to <u>Additional Works / Variations to the Contract</u>	ITEM		
E.	The Contractor shall not, without written consent from the CA, carry out any work, which he considers is not included in the contract. Where additional work has been carried out without written consent it is at the discretion of the Contract Administrator as to whether any additional payment shall be made.	ITEM		

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A.	Any additional work likely to involve extra cost shall be identified in writing to the CA at the time of discovery and a written instruction shall be obtained from the CA before proceeding. The Contractor will be at risk of non-payment for works not formally instructed.	ITEM		
B.	Where additional work has been caused by improper methods or carelessness, no additional payment shall be made.	ITEM		
C.	The Contractor is to allow all costs and time associated with liaison with the employer's representative and nominated Approved Inspector (where applicable).	ITEM		
	<u>Plant / Equipment</u>			
D.	The Principal Contractor shall allow for the provision of all plant and machinery required to by either themselves or their subcontractors for the duration of the works. The contractor must visit site during the tender period to ascertain the requirement and any site constraints with regards to gaining access to all areas of the works. Allowance must be made for any moving and removing of such equipment as many times as may be required.	ITEM		
E.	The Contractor must confine the storage of plant, tools and materials to within the site or the designated site compound. No plant or equipment shall be stored outside the confines of the site or compound without prior approval.	ITEM		
	<u>Guarantees</u>			
F.	The Contractor is required to give a direct guarantee of product and workmanship, design, manufacture and installation to the Employer.	ITEM		
	<u>Asbestos</u>			
G.	A project specific 'Refurbishment and Demolition' Asbestos Survey will have been undertaken to all areas affected by the works. All Asbestos Contaminated Materials that are identified as a result of this survey will be removed by a UKAS accredited contractor prior to works commencing on site. All appropriate certification will be issued prior to works commencing. The principal contractor is to familiarise himself with the current site asbestos register. All works are to be undertaken in accordance with all current legislation and guidance.	ITEM		
H.	Notwithstanding the information provided regarding asbestos surveys carried out, the Contractor must undertake a comprehensive visual inspection of the work area prior to work commencing and if during construction works any material is suspected to contain asbestos, the works are to be stopped immediately and relevant parties informed so that appropriate actions can be taken.	ITEM		

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A.	Any Asbestos Contaminated Materials that are identified during the works, must be removed by one of the University's Asbestos Framework Contractors. All appropriate certification will be issued prior to works commencing.	ITEM		
B.	Disposal of all redundant materials arising from the works shall be in accordance with the Code of Practice, Waste Management, The Duty of Care 1991 and any subsequent revisions. All waste transfer notices must be submitted to the PM. NOTE: The following documentation must be provided on completion of asbestos removal works: • ASB5 • Plans of Work • Re-Assurance Air test Certificates • Decontamination Cleanliness Certification • 4 Stage Air Clearance Certificates • Waste Consignment Notes CDM Regulations	ITEM		
C.	Allow for all costs in association with the role of Principal Contractor for the works. This should include the following, although this is not an exhaustive list: • Review and develop the Pre-Construction Information and compile the Construction Phase Plan (CPP) for approval by the Principal Designer prior to commencement of the works, in accordance with the requirements of the CDM Regulations 2015 and the HSE guidance provided within the 'Managing Health and Safety in Construction (CDM 2015)' document. • The CPP to be prepared immediately upon instruction and provided two weeks prior to works commencing. • Update CPP throughout the project by adding written method statements for specific tasks. All documents to be retained in a file for periodic inspection by the CA/Principal Designer. • Provide monthly written audits of the health and safety matters on site to be presented at progress meeting. These audits should be prepared by a professional competent and experienced in Health and Safety / CDM Regulations. • Provision of spare PPE for visitors. • Include all site management and inductions etc. • Provide information / test certificates / literature etc. to the CA on request to be included within the Health and Safety File / Building Manual, to enable the Employer to reasonably manage their health and safety requirements as building owner.	ITEM		

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A.	An assessment of the works is to be carried out by the Principal Contractor. A risk register and method statement must be formulated to include safe working practices and mitigate risks as far as is possible. The works will be carried out in line with the Construction (Design and Management) Regulations 2015. <u>Enabling Works</u>	ITEM		
A.	The Contractor is to allow, where required, to isolate and disconnect all existing electrical, mechanical and data / communications supplies / services as necessary to facilitate the works and replace upon completion.	ITEM		
B.	The Contractor is to provide temporary protection to all existing services installations that are to remain in those areas affected by the works (other than those, to be replaced, disconnected, relocated etc), test and ensure that all are in full working order upon completion of the works.	ITEM		
C.	The Contractor is to allow for relocation / protection of all furniture / fixed fittings / loose fixtures not identified for removal / replacement (i.e. fireplace surrounds, fixed furniture etc.); liaison with the Client nominated representative will be required to confirmed extent and location of temporary storage areas within the existing building.	ITEM		
D.	The Contractor is to note that the proposed works are subject to a formal Listed Building Consent application (Ref: to be confirmed) which has been submitted to Manchester City Council; details of any pre-commencement and / or pre-installation conditions will be notified to the Contractor once received. The Contractor is to allow for providing information to the CA where required in order to discharge relevant conditions.	ITEM		
E.	The Contractor is to allow for the analysis of the existing mortar in locations where re-pointing / repairs are required following the removal of the scaffold tie anchors within the facework masonry facades in order to determine the existing aggregate content prior to works commencing. Allow for undertaking controlled sample area (1m ²) of re-pointing in an area to be agreed with the CA prior to undertaking further works. Control sample to include methodology for removing existing deteriorated pointing, mortar mix and pointing profile / finish.	ITEM		
F.	The Contractor is to allow for the analysis of the existing stucco render in all locations where replacement / repairs are identified on the tender drawings to determine the existing aggregate content and render properties prior to works commencing; samples are to be taken of all different render material types where identified. Allow for undertaking controlled sample area (1m ²) of render application in an area to be agreed with the CA prior to undertaking further works; this may be required to be an independent sample board. Control sample to include methodology for removing existing deteriorated pointing, mortar mix and pointing profile / finish.	ITEM		

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A.	The Contractor is to allow for recording existing mouldings, articulations, profiles of all features identified to be removed / replaced as a result of the internal damage prior to removal in order that replacement sections / details can be procured; these include but not limited to skirtings, architraves, cornices, friezes, ribs, dada / picture rails etc. The Contractor is to note that some features may have many several layers of paint / coatings, so the template should reflect the <i>original</i> design rather than the current, as far as reasonably practical.	ITEM		
B.	The Contractor is to allow for undertaking a non-destructive render tap test to all existing rendered facades once suitable access provisions are available to determine the extent of any further 'blown / de-bonded' render finished over an above that previously recorded on the tender drawings. The test is to be undertaken with a suitable 'tapping tool' and undertaken in a systematic / sequential approach with the results recorded on the existing elevations with the results passed to the CA for review. A solid, crisp sound indicates a good bond. A hollow or muffled sound indicates the render has detached from the wall substrate (blown). Should defective areas be identified then replacement and / or remedial measures will be agreed with the CA and instructed via the Provisional Sums included within Section 4.	ITEM		
C.	The Contractor is to establish safe transit routes to and around the buildings and external areas as necessary to facilitate the proposed works. This includes this the transit of material and labour from ground level to the required working level. The Contractor is to ensure all necessary guard rails, kickboards, protective sheeting, foam protector tubes, end caps etc. are in place for the duration of the works and the scaffold is inspected on a weekly basis. All access and egress routes to the existing building are to be maintained for the duration of the works; allow for providing 'fanlight / crash deck' protection over entrances as required.	ITEM		
D.	The Contractor is to provide the CA with a minimum three days' advance notice once suitable access provisions / enabling works have been undertaken so that a detailed inspection of the following elements can be undertaken to review and agree the full extent of the required remedial works: • Removal of existing roof coverings / exposure of existing roof timbers / substrate. • Removal of damaged internal linings / floorboards etc. • Render 'Tap Test'	ITEM		
E.	The Contractor will be required to provide a product and workmanship guarantee for the prescribed roofing system upon completion of the works; the Contractor will be responsible for co-ordinating and liaising with their preferred supplier to obtained and register the guarantee. Upon completion all relevant details are to be provided to the CA.	ITEM		

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	<u>Pitched Roof Coverings</u> Note: The roof / high level elements of the works prescribed are based upon drone imagery. These images are limited in view and therefore it has not been possible to undertake detailed inspections of abutments, upstands, roof coverings, etc. The Contractor is to notify the Contract Administrator once suitable access has been provided to high level elements in order that a detailed inspection can be undertaken. Any works identified from these inspections over and above that prescribed is to be agreed with the Contract Administrator with costs to be agreed as a Contract Variation.			
A.	Allow for collating all existing roof level cables and protect for the duration of the works; upon completion of roof replacement reinstate cabling and secure with proprietary clips / fixings commensurate with the proposed roof coverings.	ITEM		
B.	To all pitched roof areas (PR:1, PR:2 and PR:3) as identified on the tender drawings carefully remove existing roof coverings back to existing timber rafters / sarking boards and dispose of materials arising from site subject to elements identified for retention and re-use; include for the removal of all existing slates, hip / ridge tiles, battens, counter battens, felt, lead detailing, fixings etc. The Contractor is to allow for providing all necessary temporary protection to the existing structure during removal of existing roof elements until such time that suitable replacement weatherproofing is in place.	ITEM		
C.	Where roof pitches are to be stripped and re-slatted existing slates are to be carefully removed and stored for re-instatement. The Contractor is to allow for sorting removed slates before re-covering and allow for re-holing / dressing as necessary. All slates should 'ring' when struck, and all cracked, dull, soft or pitted slates are to be discarded. Head nail holes to be not less than 25mm from the head of the slate. Any shortfall in required re-covering quantities is to be confirmed with the CA prior to re-slating. Replacement / shortfall slates are to be procured from suitable UK quarries in accordance with the specification requirements prescribed within H62; new or sound second-hand slates are to match existing in type, size, thickness, colour and texture. samples are to be provided and be approved by the ca prior to re-instatement. Allow for cleaning all loose debris from sound, retained slates and sorting in accordance to length and thickness and arranged in stacks equivalent to each course length, stacked vertically on their heads (i.e. peg holes downwards). For pricing purposes, the Contractor is to allow for a 60% retained / 40% new (Burlington / Welsh slates). For all new slates the Contractor is to provide samples for approval prior to procurement.	ITEM		

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A.	To all pitched roofs where the existing roof coverings have been removed; the Contractor is to allow for undertaking a comprehensive visual inspection of the existing timber roof structures elements (i.e. rafters, purlins, struts, bracing, sarking boards etc.) and confirm findings to the Contract Administrator. Note: Should defective elements be identified then replacement will be agreed with the CA and instructed via the Provisional Sums included within Section 4.	ITEM		
B.	To all pitched roof areas (PR:1, PR:2 and PR:3) as identified on the tender drawings to receive new slate covering supply and install new coverings as detailed in accordance with specification sections H62 and the system manufacturer's instructions; allow for all necessary fixings, accessories, detailing etc. in order to complete the installation. Allow for undertaking repairs to existing sarking and rafters and prepare as required in accordance with breather membrane manufacturers requirements prior and install new underlay. The following proposed build up it to be allowed for at tender stage: • Proctor Group Dalex Roofshield, or equivalent, Vapour Permeable Underlay • 38x25mm softwood battens and counter battens as required. • 60% retained and reinstated existing slates; to be consolidated to complete roof pitches. • 40% new UK quarry slates.	ITEM		
C.	Carefully remove all existing ridge tiles to all pitched roof areas (PR:1, PR:2 and PR:3) as identified on the tender drawings; and retain on site for re-instatement. Any defective / damage tiles are to be replaced to match existing in profile, size, colour etc.	ITEM		
D.	Reinstate retained ridge tiles in accordance with Specification Section H62 to all pitched roof areas (PR:1, PR:2 and PR:3) as identified on the tender drawings ensuring that there is a minimum 75mm overlap to the slate tiles beneath. Allow for bedding the tiles using a 1:3 (NHL 3.5 lime: sharp sand) mix along the tops of the adjoining tiles; prior to bedding dampen down adjoining surfaces; remove excess mortar and smooth off joint. The mortar should be mixed to a slightly drier consistency than standard masonry mortar to prevent excessive 'oozing'; mortar should be kept damp for a few days to avoid excessive quick drying and to allow for suitable chemical cure.	ITEM		
E.	Carefully remove all existing hip tiles to all pitched roof areas (PR:1, PR:2 and PR:3) as identified on the tender drawings; and retain on site for re-instatement. Any defective / damage tiles are to be replaced to match existing in profile, size, colour etc.	ITEM		

			£	P
A.	Reinstate retained hip tiles in accordance with Specification Section H62 to all pitched roof areas (PR:1, PR:2 and PR:3) as identified on the tender drawings ensuring that there is a minimum 75mm overlap to the slate tiles beneath. Allow for bedding the tiles using a 1:3 (NHL 3.5 lime: sharp sand) mix along the tops of the adjoining tiles; prior to bedding dampen down adjoining surfaces; remove excess mortar and smooth off joint. Allow for all necessary associated fixings, batten brackets, hip battens, hip irons, accessories etc. to complete the installation. The mortar should be mixed to a slightly drier consistency than standard masonry mortar to prevent excessive 'oozing'; mortar should be kept damp for a few days to avoid excessive quick drying and to allow for suitable chemical cure.	ITEM		
B.	To all pitched roof areas (PR:1, PR:2 and PR:3) valleys and gutters as indicated on the tender drawings; allow for ensuring existing details are compatible with proposed slate coverings. As required supply and install new plywood lining in accordance with specification section G20. To all new valley linings and gutters provide Class A1 building papers and supply new rolled lead linings all in accordance with Specification Section H71. Ensure that all new leadwork coverings are incorporated / dressed in with new cover / abutment flashings. All for all a necessary jointing, laps, fixings, lead straps, tilting fillets etc. to complete the installation as per Specification Section H71, British Codes of Practice and the Lead Sheet Training Academy guidance.	ITEM		
C.	To all pitched roof areas (PR:1, PR:2 and PR:3) as indicated on the tender drawings; supply and install new lead weathering, apron flashings, cover flashing, soakers, step flashings, abutment flashings etc. in accordance with Specification Section H71, British Codes of Practice and the Lead Sheet Training Academy guidance. All for preparing all areas identified for new detailing as required in accordance with the guidance; allow for providing prescribed code lead thickness as per the specific clause and for all a necessary jointing, laps, fixings, tilting fillets etc. to complete the installation.	ITEM		
D.	To all pitched roof areas (PR:1, PR:2 and PR:3) as indicated on the tender drawings; supply and install Rockwool Ltd Twin Roll or equivalent approved loose laid insulation to roof voids in accordance with specification section P10; insulation to be laid between and over existing ceiling joist to 300mm depth. Maintain minimum 50mm gap between top of the insulation and underside of roof / membrane at all eaves. Rafter trays or eaves baffles are to be installed to hold back insulation where required in order to maintain air gap.	ITEM		

			£	P
	<u>Flat Roof Coverings</u>			
A.	To all flat roof areas (FR:1 and FR2) as identified on the tender drawings carefully remove all existing coverings back to the existing substrate and dispose of all materials arising from site. Include for the removal of all associated fixings, detailing etc. The Contractor is to allow for providing all necessary temporary protection to the existing structure during removal of existing roof elements until such time that suitable replacement weatherproofing is in place. Include allowance for installing new plywood over-deck lining in accordance with specification section G20. The Contractor should allow to inspect the deck following the removal of the current waterproofing system to determine whether existing deck and confirm findings to the CA.	ITEM		
B.	To all flat roofs where the existing roof coverings have been removed; the Contractor is to allow for undertaking a comprehensive visual inspection of the close boarded timber substrate and associated rafters and confirm findings to the Contract Administrator. Note: Should defective elements be identified then replacement will be agreed with the Contract Administrator and instructed via the Provisional Sums included within Section 4.	ITEM		
C.	To all flat roof areas (FR:1 and FR2) as identified on the tender drawings supply and install new warm roof reinforced bitumen waterproofing system as detailed in accordance with specification section J41 and the system manufacturer's instructions; allow for all necessary fixings, accessories, modifications to existing detailing / upstands etc. in order to complete the installation. The following proposed build up it to be allowed for at tender stage: • Synthetic rubber resin-based primer material commensurate with system provider, using a non-flammable solvent and propellant system. • 2.5mm thick, aluminium lined, self-adhesive elastomeric bitumen air and vapour control layer, cold applied. • 120mm PIR aluminium faced, rigid urethane flat-board insulation (to achieve 0.18 W/m2K U Value). • Two-layer bitumen waterproofing system: ▪ 2mm thick, 200g/m² glass grille reinforced underlay, self-adhesive elastomeric bitumen underlayer, fully bonded. ▪ 4.2mm thick, 250g/m² polyester reinforced, elastomeric bitumen capping sheet, charcoal grey slate finish, fully bonded to the underlayer.	ITEM		

			£	P
A.	Existing falls to all flat roof areas (FR:1 and FR2) as identified on the tender drawings to be replicated to existing drainage outlets; minimum cross falls 1:60; on completion there should be no standing water. Where backfalls / deflection are discovered, measures to rectify this shall be carried out prior to commencement of the waterproofing works to comply with the drainage requirements of BS 6229:2018 and current codes of practice BS 8217:2005.	ITEM		
B.	To all flat roof areas (FR:1 and FR2) as identified on the tender drawings allow for forming new chases into existing masonry upstands / parapets. The chase is to be a minimum of 25mm deep and 150mm above the finished surface level. Install suitable counterflashing in accordance with Specification Sections J41 and H71, to be base clipped and suitably plugged at 300mm centres. Lengths should not exceed 1.5m and laps should be not less than 150mm. All chases should be brushed clean and sealed using appropriate sealant Primer prior to the application of appropriate sealant. All work should be undertaken in accordance with current British Codes of Practice and the Lead Sheet Training Academy guidance. Rooflights	ITEM		
C.	Carefully remove existing roof windows (RL2, RL3, RL4 and RL5.) to the identified pitched roofs including all associated fixings, upstands, flashings etc. and dispose of all materials arising. Allow for all necessary temporary supports, bracing etc to facilitate removal and during replacement. Allow for all necessary temporary covering up until the new units are installed. Note: There is a presumption in favour of retaining existing fixture where viable. Following removal, the Contractor to advise the CA whether any of the existing rooflights are suitable for retention and re-instatement.	ITEM		
D.	The Contractor is to allow for verifying all existing dimensions, structural details etc. prior to manufacture of the proposed roof windows. The Contractor is to allow for providing manufacture drawings for approval by CA prior to manufacture.	ITEM		
E.	Supply and install new Rooflight Company, or equivalent approved, Conservation Rooflight in accordance with Preambles Section L10 and the manufacturer's instructions / recommendations. The proposed fenestration is to match the existing. The Contractor is to allow for all necessary additional bracing, supports, struts etc. to facilitate the installation. Allow for all necessary approved fixings, fasteners etc. to complete the installation. Allow for providing new Code 4 flashing at all abutments with the existing roof coverings in accordance with the manufacturer's instructions / recommendations.	ITEM		

			£	P
A.	Carefully remove existing barrel rooflight (RL1) to existing flat roof (FR:1) including all associated fixings, upstands, flashings etc. and dispose of all materials arising. Allow for all necessary temporary supports, bracing etc to facilitate removal and during replacement. Allow for all necessary temporary covering up until the new units are installed.	ITEM		
B.	The Contractor is to allow for verifying all existing dimensions, structural details etc. prior to manufacture of the proposed replacement rooflight. The Contractor is to allow for providing manufacture drawings for approval by CA prior to manufacture.	ITEM		
C.	Supply and install new Rooflight Company, or equivalent approved, Conservation Lantern Rooflight in accordance with Preambles Section L10 (u-value 1.3 w/m ² K) in accordance with Preambles Section L10 and the manufacturer's instructions / recommendations. The Contractor is to allow for all necessary additional bracing, supports, struts, fixing kerb upstands etc. to facilitate the installation; the Contractor is to allow for co-ordination with the proposed flat roof system as per Specification Section J41. Allow for all necessary approved fixings, fasteners etc. to complete the installation. Allow for providing new Code 4 flashing at all abutments with the proposed coverings in accordance with the manufacturer's instructions / recommendations.	ITEM		
	<u>Chimney Stacks</u>			
D.	To existing chimney stacks (6no. CH1 thru CH6) to existing pitched roofs as identified on the tender drawings; carefully remove existing flaunching and associated chimney pots. Existing pots are to be retained for reinstatement; prepare existing substrates in readiness to receive new materials.	ITEM		
E.	To existing chimney stacks (6no. CH1 thru CH6) to existing pitched roofs as identified on the tender drawings; provide new flaunching using a 1:3 (NHL 5 lime: sharp sand) mix. The mortar should be tapered forming a smooth slope that extends for the chimney pots and or crown down to the perimeter of the stack; the flaunching is to extend slightly beyond the edge of top masonry course (accounting for the render finish) to create a drip detail. Mortar should be applied firmly with a trowel to ensure compaction, adhesion and fall angle; wet pouring should be avoided. Mortar should be kept damp for a few days to avoid excessive	ITEM		
	Retained chimney pots are to be reinstated to original position on a minimum bed of 75mm.			
	<u>Rainwater Goods</u>			
F.	To all elevations / areas identified on the tender drawings remove existing rainwater goods (gutters, downpipes, shoes, hoppers etc.) and dispose of all materials arising from site.	ITEM		

			£	P
A.	All existing rainwater goods not identified for replacement; allow for clearing including surface water gullies etc. of vegetation, debris, loose materials etc. and ensure that all are clear and free flowing upon completion.	ITEM		
B.	To all elevations / areas identified on the tender drawings supply and install new Alumasc Apex Heritage Cast Iron circular rainwater goods (downpipes, shoes, hoppers etc.) in accordance with specification section R10 and the manufacturer's instructions. Gutters are to be laid to appropriate falls to ensure adequate drainage to the existing discharge points. Allow for providing new fixings, brackets, supports, union connections as necessary to complete the installation. Contractor is to ensure that the system is compatible with the new guttering system.	ITEM		
C.	Allow for re-forming and lining existing outlets / chutes from existing flat roofs, valley gutters, box gutters etc. to allow effective drainage.	ITEM		
D.	Upon completion of the installation perform a complete system gutter test and ensure that all are clear and free flowing upon completion.	ITEM		
	External Façade			
E.	To the existing rendered elevations as detailed on the tender drawings; carefully remove sections of existing render as identified and prepare surfaces in readiness to receive new lime-based render finish. Where identified defective / damaged render is to be removed by non-mechanical means to expose the masonry substrate beneath starting from the middle of blown patches / area and working outwards until an area of solid adhesion is reached. Edges of the removed patch are to be cut out to a square / rectangular area with straight edges with a slight undercut to retained sections.	ITEM		
F.	To the existing rendered elevations as detailed on the tender drawings to receive new lime-based render; ensure suitable substrate keying surface for areas of new render. Remove any loose material and ensure substrate clean and free of vegetation; dampen the surface to prevent rapid suction of water from the render (typically a mist spray will suffice; however, on porous walls several applications of water the previous day and in the hours before rendering may be required). Where evident, salts should be brushed from the surface and cleaned away from the structure, do not wash down. Stainless steel rib lath is to be placed over any timber embedded in masonry and at edges as required to minimise risk of movement / cracking of render. Large voids should be "dubbed out" with commensurate mix. To control suction and to form a mechanical key, a thin harling / stipple coat is to be applied to existing masonry comprising lime mortar and water; nominally 3-4mm thickness.	ITEM		

			£	P																				
A.	To the existing rendered elevations as detailed on the tender drawings to receive new lime-based render; apply new lime-based render in accordance with Specification Section M20, agreed sample panel mix following material analysis as per Section 3 / 13 / Item F and the system manufacturers recommendations. Lime-based system to be NHL 3.5 St Astier or equivalent approved. Aggregate in dubbing out, harling coats, base coats and floating coats, the sands to be well graded, washed and free of clay/silt (particles below 0.075). Sharp sands from 3 to 4mm down to 0.075mm to be used with the bulk of the sand in the 1.18mm/0.6/0.3/0.15 range. Aggregate in finishing coats, finer sands well graded (1-2mm down to 0.075mm) to be used. Sands for finishing coats to be determined following analysis of existing. <table border="1"><tr><th colspan="4">Nominal mix ratios for 3 coat work:</th></tr><tr><th>Application</th><th>Thickness</th><th>NHL 3.5</th><th>Sand (graded)</th></tr><tr><td>Base</td><td>10-12mm</td><td>1</td><td>2.00</td></tr><tr><td>Float</td><td>10-12mm</td><td>1</td><td>2.25</td></tr><tr><td>Finishing</td><td>4mm</td><td>1</td><td>2.50</td></tr></table>	Nominal mix ratios for 3 coat work:				Application	Thickness	NHL 3.5	Sand (graded)	Base	10-12mm	1	2.00	Float	10-12mm	1	2.25	Finishing	4mm	1	2.50	ITEM		
Nominal mix ratios for 3 coat work:																								
Application	Thickness	NHL 3.5	Sand (graded)																					
Base	10-12mm	1	2.00																					
Float	10-12mm	1	2.25																					
Finishing	4mm	1	2.50																					
B.	Following damping the surface, apply new sections of render in accordance with the specification and manufacturers requirements. Apply base and float coats to ensure appropriate depth for finishing coat. Score laying-on coat to provide a key for the next layer, and cover with damp hessian, (plastic sheeting must not be used). Subsequent float coats should not be applied until the whole depth of the first laying-on coat has been allowed to 'cure'. The number of laying-on coats to be determined and agreed. Apply float and finishing coats to required finish line. finishing coat to be applied to match surrounding areas in texture and appearance; allow for providing 'lining out' indentation to match existing appearance where applicable. Checks for shrinkage during the first 2 days should be undertaken and, if necessary, lightly dampen the relevant area, tighten back and re-key. In case of intermediate coats this would apply to each coat. Finishing coat will not be applied until undercoat is adequately hardened. All lime to be protected in strict accordance with manufacturer's specification. The preferred form of protection is hessian covers that, with re-damping, will also contribute to curing the mortar. Hessian covers are essential to protect against frost. Frost protection should be provided even if frost is not occurring at the moment of finishing the day's work but is forecast during the early days of a mortar. Work should not start in frost conditions or when frost is forecast or with temperatures below 5°C. Protection from the quick drying effects of wind or direct strong sun should be provided by using shading sheets.	ITEM																						

			£	P
A.	To the existing rendered elevations as detailed on the tender drawings where cracks are identified; review surface for de-bonding and confirm findings with the CA. Allow for repairing cracks as below: • Prepare the surface by removing any loose, friable, or blown render. • Dampen the area and spray the crack and surrounding area with water. • Apply lime putty-based mortar commensurate with existing render; work the mortar deep into the cracks using a damp application tool. • Remove any excess mortar; deeper cracks apply the mix in layers. Protect the repair from direct sun / frost and keep damp for several days to allow it to cure slowly.	ITEM		
B.	Where areas of existing masonry required consolidation prior to reapplication of render finish; rates are to be provided as detailed below. Should defective elements be identified then replacement will be agreed with the Contract Administrator and instructed via the Provisional Sums included within Section 4. The Contractor is to notify the CA of any areas post render removal that required consolidation in order that these can be recorded, extent and rates can be agreed.	NOTE		
C.	Where the existing mortar has weathered out and / or is very soft and loose, allow for removing existing mortar pointing by non-mechanical methods (i.e. saw cutting not permitted). Mortar should be removed from the top of the affected area downwards; mortar is to be removed carefully to avoid increasing the width of the joint or causing damage to the surrounding masonry; removal of existing mortar to be taken back to a minimum of twice the existing joint thickness; all loose and friable material to be removed and surfaces prepared in readiness to receive new agreed pointing mix post mortar analysis. All areas of sound pointing should be retained. Allow for undertaking replacement pointing to all agreed areas in accordance with Specification Section C41. New mortar is to be pressed into the prepared joints using an appropriate point tool so that the joints are fully filled; remove all excess mortar from the face of surrounding masonry; and finish in accordance with agreed methodology. Provide rate for up to 1m2 isolated re-pointing. £..... / per m2 Provide rate for up to 5m2 area of re-pointing in single area. £..... / per m2	NOTE		

			£	P
A.	Where existing masonry is identified as being defective and requiring consolidation, these should be accurately identified and recorded, only bricks that are beyond retention on structural grounds should be replaced. The method of cutting out should be selected so as to cause the minimum amount of disturbance to surrounding acceptable masonry (non-mechanical methods i.e. saw cutting not permitted) and the adjoining surfaces prepared in readiness to receive replacement. Replacement bricks should match the existing in dimensions, strength, durability. Replacement masonry should be laid in accordance with Specification Section C41 and be laid in the same bond, width of joint and finish as existing; and with commensurate lime-based mortar in accordance with the agreed control sample. Provide rate for up to 1m2 of masonry consolidation. £..... / per m2	NOTE		
B.	To the existing rendered elevations as detailed on the tender drawings where scaffold pull tests / anchor points are to be removed; review surface for de-bonding and confirm findings with the CA. Allow for repairing holes as below: - Existing substrate to be filled with lime-based mortar mix up to the level of the existing render base coat in accordance with Specification Section C41. New mortar is to be pressed into the prepared joints using an appropriate point tool so that the joints / holes are fully filled. - Remove all loose, crumbling material back to a sound substrate. Clean the surface to ensure free of dust and grease. Undercut the edges of the hole slightly to create a key (approx. 75-90 degrees). - Dampen the substrate. - Mix and apply commensurate lime-based filler, ensuring sufficiently mixed filler / paste with no lumps. Force the filler deep into the hole using a damp application tool. For deep holes, apply in layers of no more than 20mm, allowing each coat to harden (or at least firm up and be scratched to create a key) before applying the next. - Finish by bring the final coat up to the finished level and brush / sponge to blend the texture of the new patch to match the surrounding render.	ITEM		

			£	P
	<u>External Decorations</u>			
A.	To all existing elevations as identified on the tender drawings allow for decorating re-decorating existing surfaces in accordance with specification section M60 and the manufacturer's instructions. All existing surfaces are to be prepared in accordance with the coating manufacturers requirements in readiness to receive new; apply new coatings in colour to match existing with sufficient coats as to provide even and uniform coverage. Elements to re-decorated: • Fascia • Soffits • Bargeboards • Rafter ends. • Kneelers	ITEM		
B.	To all existing rendered elevations as identified on the tender drawings allow for decorating all new and existing rendered surfaces with mineral based breathable paint, or equal approved, in accordance with specification section M60 and the manufacturer's instructions. All new and existing surfaces previously coated are to be prepared in accordance with the coating manufacturers requirements in readiness to receive new; apply new coatings in colour to match existing with sufficient coats as to provide even and uniform coverage.	ITEM		

			£	P																
	<u>Internal Works</u> There is a presumption in favour of retaining existing features, fittings etc. Where features such as moulding, ribs, cornices have not been affected by direct water ingress or fungal attack these are to be retained and protected from adjacent or consequential works (i.e. plaster removal, ceiling replacement, flooring replacement etc.) Ceilings A. To areas identified on the tender drawings (G.003) allow for carefully removing existing over-boarding to existing lath and plaster ceiling. To areas identified on the tender drawings remove existing plaster only to lathe and plaster ceilings and dispose of materials arising from site. Existing timber lathing are to be retained and secured to existing joists as required. As required where existing lathing has failed / deteriorated / decayed allow for providing new / additional lathing in accordance with Specification Section M20; 30-38x6mm riven laths preferred; spaced 8-10mm apart in straight lines; joints 3mm wide centred over supports staggered not more than every eighth lath fixed with 25mm (min.) galvanised clout nails. Existing sound sections of ceiling plaster and ceiling articulation where not damaged is to be retained in-situ with existing ceiling to be removed cut away allowing for undercutting and jointing with retained sections. Edges of the removed sections are to be cut out to a square / rectangular area with straight edges with a slight undercut to retained sections. Apply new lime plaster to timber lathe ceiling in accordance with Specification Section M20. Lime-based system to be NHL 3.5 St Astier or equivalent approved; mix to be nominally: <table><tr><td>Application</td><td>Thickness</td><td>NHL 3.5</td><td>Sand (graded)</td></tr><tr><td>Base</td><td>10-12mm</td><td>1</td><td>2.50 (course)</td></tr><tr><td>Float</td><td>7-10mm</td><td>1</td><td>2.50</td></tr><tr><td>Finishing</td><td>3-5mm</td><td>1</td><td>1.00 (fine)</td></tr></table> Lathes to be dampened with fine mist spray; base coat to be push firmly through the laths to ensure strong 'nib' key; scratch coat to be applied while base coat is still 'green' allowing for a scratched key followed by final finishing coat smoothed and prepared for decoration. All to;	Application	Thickness	NHL 3.5	Sand (graded)	Base	10-12mm	1	2.50 (course)	Float	7-10mm	1	2.50	Finishing	3-5mm	1	1.00 (fine)	NOTE ITEM		
Application	Thickness	NHL 3.5	Sand (graded)																	
Base	10-12mm	1	2.50 (course)																	
Float	7-10mm	1	2.50																	
Finishing	3-5mm	1	1.00 (fine)																	
B.	B.008 (Communal)	ITEM																		
C.	G.002 (Meeting)	ITEM																		
D.	G.003 (Communal)	ITEM																		
E.	G.011 (Balance - Circulation)	ITEM																		

			£	P
A.	1.007 (Residential)	ITEM		
B.	1.008 (Residential / Kitchenette)	ITEM		
C.	1.009 (Residential)	ITEM		
D.	1.020 (Balance - Circulation)	ITEM		
E.	1.024 (Balance - Staircase)	ITEM		
F.	To areas of retained ceilings where repairs are identified due to where existing plaster has sagged or bulged due to laths which have pulled away from joists/ studs and / or poor key between laths, but not so bad that consolidation from behind is required. Allow for re-fixing; cut out plaster patches to sound, undercut edges and screw laths back to framework using screws and washers in accordance with Specification Section M20.	ITEM		
G.	Where existing ceiling articulation (i.e. cornices, ribs etc.) are to be replaced as a result of the prescribed ceiling plaster replacement new casting are to be provided using the mouldings / templates taken as prescribed with Section 3 / 14 / Item A and in accordance with Specification Section M20. New sections are to be fixed in position using a proprietary jointing adhesive commensurate with backing substrate and moulding; apply adhesive along junction of retained section prior to pressing new section against. Squeeze joint ensuring full adhesive coverage and remove excess. For large section use panel pins / screws to secure until adhesion complete. Fill any gaps between joints with commensurate joining compound and sand smooth. Prepare new surfaces in readiness to receive commensurate decoration. Wall Linings	ITEM		
H.	To all areas of defective wall plaster as detailed on the tender drawings; carefully remove and prepare surfaces in readiness to receive new lime-based plaster finish in accordance with Specification Section M20. Where identified defective / damaged plaster is to be removed by non-mechanical means to expose the masonry substrate beneath starting from the middle of blown patches / area and working outwards until an area of solid adhesion is reached. Edges of the removed patch are to be cut out to a square with straight edges with a slight undercut to retained sections. The Contractor is to notify the CA of any areas over and above those indicated that requires removal in order that these can be recorded, extent confirmed and rates can be agreed.	ITEM		

			£	P												
A.	To those areas affected by the confirmed presence dry rot. Apply a surface application of fungicidal fluid to the masonry substrate and wire brush the surfaces with the resulting materials arising being disposed from site with a registered carrier as required.	ITEM														
B.	To all areas where existing wall plaster has been removed as detailed on the tender drawings Apply new lime plaster to existing prepared substrate in accordance with Specification Section M20 and the system manufacturers recommendations. Lime-based system to be NHL 3.5 St Astier or equivalent approved; mix to be nominally: <table><tr><td>Application</td><td>Thickness</td><td>NHL 3.5</td><td>Sand (graded)</td></tr><tr><td>Base / Float</td><td>8-10mm</td><td>1</td><td>3.00 (course)</td></tr><tr><td>Finishing</td><td>3-5mm</td><td>1</td><td>2.00 (fine)</td></tr></table> Ensure there is a good keying surface; remove any loose material substrates should be clean and free from grease. Dampen the surface to prevent rapid suction; a mist spray will suffice but on very porous walls several applications of water in the hours proceeding application may be required. Any large voids in the substrate should 'dubbed out' prior to the base coat application with a commensurate mix. After damping apply the lime plaster in two coats of approx. 8-10mm. The first coat should be left to stiffen up prior to float compressing; the base coat should be scratched over using a suitable wire comb to ensure adequate key for subsequent coats. Once the base coat has hardened apply float coat and floated up prior to application of finishing coat. Newly laid wall plaster must be kept moist immediately post application of the final coat; with particular attention to upper sections as water drains down; until full hydraulic set. Finished surfaces are to be prepared in readiness to receive new commensurate decorations.	Application	Thickness	NHL 3.5	Sand (graded)	Base / Float	8-10mm	1	3.00 (course)	Finishing	3-5mm	1	2.00 (fine)	ITEM		
Application	Thickness	NHL 3.5	Sand (graded)													
Base / Float	8-10mm	1	3.00 (course)													
Finishing	3-5mm	1	2.00 (fine)													
C.	Where existing wall articulation (i.e. cornices, dado / picture rails etc.) are to be replaced as a result of the prescribed wall plaster replacement new casting are to be provided using the mouldings / templates taken as prescribed with Section 3 / 14 / Item A and in accordance with Specification Section M20. New sections are to be fixed in position using a proprietary jointing adhesive commensurate with backing substrate and moulding; apply adhesive along junction of retained section prior to pressing new section against. Squeeze joint ensuring full adhesive coverage and remove excess. For large section use panel pins / screws to secure until adhesion complete. Fill any gaps between joints with commensurate joining compound and sand smooth. Prepare new surfaces in readiness to receive commensurate decoration.	ITEM														

			£	P
	Joinery			
A.	Where required in order to facilitate the proposed works carefully remove existing items of joinery (i.e. doors, skirting, architraves etc.) and retain for re-instatement. Upon completion of associated works (i.e. plaster repairs, flooring, timber repairs etc.) reinstate to original positions and prepare in readiness for re-decoration as required.	ITEM		
B.	To those areas identified on the tender drawings where plaster replacement is required and existing joinery is affected by direct water ingress and / or fungal decay. Removed affected joinery and dispose from site. Where elements are to be removed, careful cutting should be undertaken to sound sections to allow splice / jointing in of new sections (i.e. skirtings, architraves etc.). • G.002 = Skirting • G.003 = Skirting and DG:01 architraves. • G.011 = Skirting and DG:01 architraves. • 1.007 = Skirting • 1.008 = Skirting • 1.009 = Skirting • 1.021 = Skirting • 1.024 = Skirting	ITEM		
C.	To those areas identified on the tender drawings where existing timber floor / ceiling joists are to be repaired and / or replaced due to timber decay. Carefully expose and cut away affect timber a minimum 300mm beyond last visible signs of decay. Allow for all necessary temporary propping and support of retained elements as required to facilitate the proposed works. Supply and install new timber of equal section and strength grade in accordance with Specification Section G20. Allow for 'sistering / side-plating' new sections alongside retained sections. The overlap of new and existing should be a minimum 1000mm and fixed with a minimum 6no. 12mm stainless steel coach bolts arranged in a staggered pattern a minimum 24mm from timber edge and 64mm from the end. New ends of timbers should extend and bear on solid bearing point. The Contractor is to notify the CA of any areas over and above those indicated that requires replacement in order that these can be recorded, extent confirmed and rates can be agreed	ITEM		
D.	Supply and install new joinery (architraves, skirtings etc.) where identified for replacement to match existing profiles and prepare in readiness to receive new decorations.	ITEM		

			£	P
	Flooring			
A.	Where required and as indicated on the tender drawings allow for removing existing timber floorboards in order to facilitate other works (i.e. joist replacement etc.). Existing boards unaffected by decay are to be retained on site and reinstated prior to receiving new coverings. Defective / rotten boards are to be replaced to match existing profile in accordance with Specification Section K20. To all rooms / areas as identified on the tender drawings supply and install nominal 2.5mm hardboard over existing floorboards fixed down at 150-200mm centres in accordance with specification section P20. Supply and install new sheet carpet floor coverings including associated underlay, carpet grippers and transition strips at thresholds and between flooring types all in accordance with specification section M50 and the manufacturers recommendations; to	ITEM		
B.	G.002 (Meeting)	ITEM		
C.	G.011 (Balance - Circulation)	ITEM		
D.	1.007 (Residential)	ITEM		
E.	1.009 (Residential) To all rooms / areas as identified on the tender drawings supply and install nominal 6mm particleboard over existing floorboards fixed down at 150-200mm centres. Apply proprietary self-levelling screed in accordance with specification section M10. Supply and install new slip resistant vinyl flooring and transition strips at thresholds and between flooring types all in accordance with specification section M50 and the manufacturers recommendations; allow for complimentary weld rod to all seams and clear mastic sealant and junction with skirtings / base units; to	ITEM		
F.	1.008 (Residential / Kitchenette)	ITEM		
G.	1.020 (Balance - Circulation)	ITEM		
H.	1.021 (Balance – Circulation)			
I.	1.024 (Balance - Staircase)	ITEM		
J.	To room G.003 (Communal) as identified on the tender drawing allow for drum sanding existing timber floor (sanding along the grain of the wood) filling gaps with proprietary filler, cleaning, prepare surfaces and apply clear internal floor varnish in accordance with Specification Section M60.	ITEM		

			£	P
	Decorations			
A.	Prepare all new plastered surfaces (walls and ceilings) in readiness to receive new decorations. All surfaces are to be suitably filled where necessary ahead of decoration to remove indentations, blemishes etc. to ensure a smooth finish is achieved. Decorate all new and existing plastered surfaces as indicated on drawing and in accordance with vapour permeable mineral based paint in accordance with Specification Section M60 and the manufacturers recommendations. Prepare all new and existing joinery and decorate in accordance with specification section M60. All to;	ITEM		
B.	B.006 (Storage)	ITEM		
C.	B.009 (Communal)	ITEM		
D.	G.002 (Meeting)	ITEM		
E.	G.003 (Communal)	ITEM		
F.	G.011 (Balance - Circulation)	ITEM		
G.	1.007 (Residential)	ITEM		
H.	1.008 (Residential / Kitchenette)	ITEM		
I.	1.009 (Residential)	ITEM		
J.	1.020 (Balance - Circulation)	ITEM		
K.	1.021 (Balance – Circulation)	ITEM		
L.	1.024 (Balance - Staircase)	ITEM		
	Kitchenette			
M.	Supply and install new freestanding / undercounter appliances (electric oven and washing machine) as indicated on the tender drawings and in accordance with the specification section N11 and the manufacturer's instructions. Allow for all necessary power sockets, connections, drainage wastes, water feeds etc. to complete the installation.	ITEM		
N.	Supply and install new ceramic tile splashback (infill wall surface between worktop and wall units) to the tea point facility in accordance with specification section M40.	ITEM		

			£	P
A.	Supply and install new fitted tea-point facility as per the layout indicated on the tender drawings and in accordance with specification section N11. Allow for Howden Joinery Ltd Greenwich Matt range. • Block Effect Square Edge laminate worktop. • 1no. Sink Base Unit (1000mm) • 1no. Cupboard Base Unit (600mm) • 1no. Draw-line Base Unit (600mm) • 3no. Wall Unit (600mm) • 1no. Inset stainless steel sink with LH Drainer including waste connections, trap, and swan neck mixer tap. Install new fittings and appliances as indicated on the tender drawings and in accordance with specification section N11 to include single bowl sink and mixer pillar tap with single bowl waste kit. Sink to be fitted with local thermostatic mixing valve to ensure hot water outlet does not exceed 43 degrees. New sink unit to be connected to existing waste connections; allow for altering, adapting, extending all existing services as required to accommodate the proposed layout and complete the installation.	ITEM		

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