

**F Repair Method C1:**

*Resin Only Repair of Decayed Wood*

Follow standard specification.

**G Repair Method C2:**

*Replacing Whole Cills, Stiles & Rails*

For preparation, when cutting the new component, allow a resin gap between the contact surfaces of 5-10mm (Dry Flex 1) or min. 5mm (Dry Flex 4 & 16). All contact surfaces should be clean, dry and free of paint.

**H Repair Method C3:**

*Repairs Using Resin With Timber Inserts*

For preparation, when cutting the new component, allow a resin gap between the contact surfaces and over the top of the timber insert of 5-10mm (Dry Flex 1) or min. 5mm (Dry Flex 4 & 16). All contact surfaces should be clean, dry and free of paint.

For application, apply a thin coat of Dry Flex to the end grains of the timber insert before positioning in the recess.

**I Repair Method C4:**

*Repairs Using Resin With Timber Splices*

For preparation, when cutting the new component, allow a resin gap between the contact surfaces of 5-10mm (Dry Flex 1) or min. 5mm (Dry Flex 4 & 16). All contact surfaces should be clean, dry and free of paint.

**7.0.0 PAINING AND DECORATING**

**7.1.0 GENERALLY**

- A Code of practice:** the work shall be carried out to comply with BS 6150 and the paint manufacturers printed instructions and recommendations. These documents, subject to any overriding specific requirements contained in this specification, shall form the basis of the painting specification. The aforementioned documents shall be to hand at the time of tendering and a single copy of each shall be kept on site by the contractor for the whole of the contract. All recommended preparatory operations, including priming and sealing, shall be undertaken whether referred to in this specification or not.

7.2.0 **MATERIALS**

7.2.1 GENERALLY

- A **Supplier for the paints:** the supplier for the paints etc., unless otherwise specified, shall be ICI Dulux.

7.2.2 PAINTING TO EXTERIOR TIMBER SURFACES

- A **Stopper for timber surfaces:** shall be Dulux Exterior Flexible Stopper from the Dulux Weathershield Exterior Gloss System.
- B **Primer for timber surfaces:** shall be Preservative Primer from the Dulux Weathershield Exterior Gloss System.
- C **Undercoat:** shall be Exterior Undercoat from the Dulux Weathershield Exterior Gloss System..
- D **Gloss:** shall be Exterior High Gloss from the Dulux Weathershield Exterior Gloss System.

7.2.3 PAINTING TO EXTERIOR METAL SURFACES

- A **Rust converting fluid for treating rust affected metal surfaces to steel windows::** shall be Fertan Rust Converter as produced by Fertan UK, King & Queen House, High Street, Hamble, Hants., SO31 4HA.
- B **Primer:** shall be Dulux Trade Metalshield Zinc Phosphate Primer or Dulux Trade Metalshield Quick Drying Metal Primer as appropriate for the surface being painted.
- C **Gloss paint:** shall be Dulux Trade Metalshield Gloss Finish.

7.2.4 PAINTING TO PREVIOUSLY PAINTED CONCRETE SURFACES

- A **Stopper:** shall be Dulux Weathershield Exterior Flexible Stopper.
- B **Stabilising solution:** shall be Dulux Weathershield Stabilising Primer.
- C **Top coats:** shall be Dulux Weathershield Smooth Masonry Paint.

7.2.5 PAINTING TO INTERIOR TIMBER AND METAL SURFACES

- A **Primer:** shall be selected by the painting contractor to suit the particular surface.
- B **Satinwood:** shall be Dulux Trade Diamond Satinwood.

7.2.6 PAINTING TO INTERIOR WALL AND CEILING SURFACES

J **Emulsion:** shall be Dulux Trade Diamond Matt Emulsion.

### 7.3.0 WORKMANSHIP

#### 7.3.1 GENERALLY

- A **Generally:** prepare and paint the surfaces in accordance with Section 5 of the Code of Practice and manufacturers instructions and recommendations previously referred to. Further information and specific requirements are briefly referred to below.
- B **All surfaces:** all surfaces shall be cleaned down and all old paint which is not in a sound condition for it to be left and covered with the new paint shall be removed by suitable means.
- C **Remove redundant fittings etc:** the painting work shall include for removing all redundant old fixings, brackets, cables and the like during preparation and for making good.

#### 7.3.2 PAINTING WINDOWS AND DOORS

- A **Defective/missing putties:** the painting work shall include for hacking out cracked, loose, missing and otherwise defective putties, for preparing and priming rebates and reputtying all as described under 'GLAZING'.
- B **Ironmongery, signs, etc.:** ironmongery, signs and other removable fittings shall be temporarily removed, set aside, cleaned down and polished and refixed following the painting.
- C **Unclip cables:** where appropriate, cables are to be temporarily released and reclipped on completion.
- D **Clean glazing:** following the painting, any paint (old and new) shall be removed from the glazing to doors and windows and the like, the paint trimmed as appropriate to leave straight neat sight lines and the glass cleaned off and polished on completion.
- E **Rust affected metal windows:** where the metal surfaces are affected by rust, the affected surfaces shall be thoroughly scraped and wire brushed, treated with rust converting fluid and primed with rust inhibiting primer.

#### 7.3.3 COLOUR SCHEDULE

- A **Colour schedule:** the schedule will be issued by the surveyors as soon as possible after commencement of the works.

## 8.0.0 GLAZING

### 8.1.0 GENERALLY

- A **Generally:** glazing shall generally comply with BS6262.

### 8.2.0 MATERIALS

- A **Glass:** shall be to BS 952, of the type specified
- B **Putty for metal rebates:** shall be best quality metal casement putty.
- C **Linseed oil putty for timber rebates:** shall be to BS544.
- D **Primer for timber rebates:** shall be Exterior Preservative Primer from the Dulux Weathershield Exterior Gloss System.
- E **Rust converting fluid for treating rust affected metal rebates:** shall be Fertan Rust Converter.
- F **Primer for metal rebates:** shall be Dulux Trade Metalshield Zinc Phosphate Primer.

### 8.3.0 WORKMANSHIP

- A **Generally:** all rebates shall be clean and dry and prepared as described below.
- B **Preparation of timber rebates:** old timber rebates shall be free of loose paint, putty and the like and given a single coat of primer as described. New rebates shall be given a single coat of primer.
- C **Preparation of metal rebates:** old metal rebates shall be scraped and wire brushed to remove rust and treated with rust converting fluid. New rebates shall be given a single coat of primer.
- D **Single glazing with putty:** unless otherwise specified, the glazing shall be back puttied, secured with sprigs, clips or cleats as appropriate and neatly front puttied and the putty sealed with a single coat of primer as soon as it has sufficiently hardened.
- E **Defective/missing glazing putties:** existing defective or missing glazing putties shall be removed, the rebates prepared, treated and primed and the putties remade all as described above, to be undertaken as part of the painting work.

9.0.0 **PLUMBING**

9.1.0 **GENERALLY**

**Code of practice:** the work shall generally be carried out to comply with BS 5572 for sanitary pipework and BS 6367 for rainwater installations.

**PART III**

10.0.0 **THE WORKS**

10.1.0 **EXTERNAL WORKS**

10.1.1 **Stone Cleaning** (PROVISIONAL)

A On the front elevation, employ specialist sub-contractor to clean all of the artificial stone surfaces, as follows:-

- (a) The copings to the parapet at the head of the front elevation.
- (b) The full width cornice at the base of the roof level parapet.
- (c) The central section of the elevation above the main entrance.
- (d) The quoins to the external corners at each end of the elevation.

The cleaning shall be undertaken using the DOFF steam based cleaning system/equipment supplied by Stonehealth Ltd., Bowers Court, Broadwell, Dursley, Gloucs., GL11 4JE (tel. 01483 540600), in combination with the TORC (formerly Jos) low air pressure abrasive cleaning system where required to remove stubborn carbon deposits and so forth. The specialist sub-contractor is to be a company from the approved list of TORC/DOFF operators, who shall be employed by the main contractor as a domestic sub-contractor. Prior to commencement of the cleaning works, a sample panels of the cleaning shall be prepared for the surveyors approval.

B The works shall include allowance for providing all necessary temporary protection to adjoining windows and so forth and the contractor will be fully responsible for making good any damage caused by any failure to maintain adequate protection, at his own cost.

T.B.C

10.1.2 **Brickwork Repointing & Repairs**

A To the front parapet wall at main roof level, including the return at the front corner of the East flank elevation, rake out the whole of the existing brickwork joints to the internal face and repoint to match the existing work in gauged mortar (1:1:6). Additionally, grind out and repoint all of the vertical joints to the concrete block course along the base of the front parapet (above the level of the roof upstand).

£2,541

B At main roof level, rake out the whole of the brickwork joints to the West facing elevation to the lift motor room and repoint to match the existing work in gauged mortar (1:1:6).

£1,443.75

- C To chimney stacks S1 & S2 at main roof level, rake out the whole of the brickwork joints to the inside faces and front and rear edges to both stacks and repoint to match the existing work in gauged mortar (1:1:6). Include for fully repointing the brickwork joints to the top and inside face of the dwarf parapet wall section between stack S2 and the taller parapet adjacent to the front corner. Additionally, carefully rake out and repoint all of the joints to the tile cappings to the top of both stacks. Note:- no works are required to the rendered finishes to the outer face to these stacks or to the East flank elevation as a whole. £5,118.75
- D To chimney stack S3 at main roof level, rake out the whole of the brickwork joints on all faces and repoint to match the existing work in gauged mortar (1:1:6). Additionally, carefully rake out and repoint all of the joints to the tile cappings to the top of the stack. INCL ABOVE
- E To the whole of the West flank elevation above the level of the lower roof over the adjoining building, including the outside faces of chimney stacks S4 & S5 but excluding the glazed brickwork section adjacent to the rear corner of the roof, rake out the whole of the brickwork joints and repoint to match the existing work in gauged mortar (1:1:6). £1,050
- F To chimney stacks S4 & S5, carefully rake out and repoint all of the joints to the tile cappings to the top of both stacks. INCL ABOVE
- G At main roof level, to all of the dwarf parapet wall sections at the head of the West flank elevation, rake out the whole of the brickwork joints to the top and inside face and repoint to match the existing work in gauged mortar (1:1:6). INCL ABOVE
- H At main roof level, where directed by the Surveyors, carefully rake/grind out the horizontal mortar joint along the top of the perimeter upstands and neatly repoint in cement mortar (1:4) incorporating Ronafix additive. Allow the PROVISIONALLY QUANTITY of 5 sq.metres. £315
- I Elsewhere, rake out any further defective areas of pointing to brickwork joints to the various elevations and at main roof level where directed by the Surveyors and repoint to match the existing work in gauged mortar (1:1:6). Allow the PROVISIONAL QUANTITY of 20 sq. metres in areas of not less than 0.5 sq.metres. £1,260
- J Where directed by the Surveyors, cut back spalled/damaged face to individual red facing brick to a minimum depth of 8mm to avoid a feathered edge, prepare and dampen surfaces of brick, apply Ronafix/cement slurry and reface brick in coloured Ronafix mortar to match the existing bricks in colour and texture as closely as possible. Allow the PROVISIONAL QUANTITY of 60 No. individual brick repairs. £1,990

10.1.3 **Stonework & Rendering Repairs**

- A Inspect/hammer test the artificial stone and rendered surfaces on the front elevation and mark up defective areas for issue of further instructions by the surveyors. £288.75
- B To the rendered pediments immediately above the two right hand shopfronts, hack off cracked and loose rendering, prepare and dampen the surfaces and apply new two coat rendering (1:1:6), making fair joint to existing adjoining work. Allow the PROVISIONAL QUANTITY of 2 sq.metres. £120
- C Allow the PROVISIONAL SUM of £750.00 for any repairs found necessary to the various artificial stone surfaces. £750.00

10.1.4 **Main Roof Coverings**

- A Clean off and prepare the whole of the felt coverings to the main roof, including all perimeter upstands, together with the roof over the lift motor room/tank room and apply two coats RIW Solagrey grey colour solar reflective paint. £6,615
- B Allow the PROVISIONAL SUM of £1,250.00 for any essential repairs required to the built-up felt roof coverings. £1,250.00

10.1.5 **Easing & Adjustment Of Windows & External Doors Prior To Repainting**

- A Prior to commencement of painting works, employ carpenter to free, ease and adjust the sashes to all of the double hung sash windows on both the front and rear elevations. Following the painting, check the sashes to ensure that they are openable, ease as necessary and apply beeswax to assist operation. £2,100
- B Prior to commencement of painting works, employ carpenter to free, ease and adjust all of the external doors leading onto the rear fire escape landings or out into the rear courtyard at ground storey level. The work shall include for removal of built-up paint from opening edges, rebates and hinges where necessary to leave in proper working order. £630
- C To all of the metal casement windows to the internal common parts on the rear elevation, prior to commencement of painting works, free any casements and fanlights where not presently openable, remove built up paint from opening edges and rebates, remove built up paint from hinges and oil, adjust ironmongery and leave casements and fanlights in satisfactory openable and closeable condition on completion. £1,050



10.1.6 **Repairs To Windows & External Doors**

- A At main roof level, remove the existing door leading out onto the roof from the tank room and clear away, setting aside the existing barrel bolt, pull handles and restrictor/chain for reuse. Provide new 44mm thick solid core ply faced flush door, lipped with hardwood on all edges, hang on 1½ pairs new 100mm sheradised butts and refit the remaining ironmongery previously set aside. As part of the specified painting works (described elsewhere), allow for preparing and priming the internal face of the new door and paint with two undercoats and one gloss finishing coat.
- B At main roof level, remove the existing door and frame to the lift motor room and clear away, setting aside the existing mortice deadlock and pull handles for reuse. Provide new exterior quality treated softwood frame, with the new frame set further back in the opening rather than flush with the outside face as existing. Supply and hang new 44mm thick solid core ply faced flush door all as described in the previous item, refitting the lock and pull handles previously set aside and allowing for decorating new door and frame internally.
- C It is brought to the contractors attention that essential repairs will also need to be undertaken to the windows and external doors to the various flats. The required work will be inspected and scheduled by the surveyors following the erection of the scaffolding and the contractor will be required to accept instructions from the individual flat owners for this work outside the scope of the main contract. The contractor shall allow a reasonable period in his programme to undertake this work.

£651

£651

Note:- the contractor shall price the Schedules of Rates for Window Repairs appended to the rear of this specification, which shall be used as the basis for agreeing the cost of the repairs undertaken.

10.1.7 **Mastic Work**

- A To the perimeter of all windows (metal or timber) and door frames on the front and rear elevations, (including the window and doors to the lift motor room and tank room at main roof level), remove any existing mastic pointing where present, clean and prepare the surfaces and neatly point with white colour (black to the perimeter of door frames) best quality low modulus silicone sealant, Dow Corning Hansil Ltd. or equal and approved, to be applied by a specialist sub-contractor. Include the horizontal joints between the base of the windows and the concrete sub-cills. Note:- the forgoing work is to include the past replacement aluminium or PVCu double glazed windows.
- B To the front parapet all at main roof level, including the short return at the East front corner, remove the existing mastic from all of the coping joints, clean and prepare the surfaces and neatly repoint with suitable mastic sealant.

£4,865

£892.50

C PROVISIONALLY, subject to confirmation by the surveyors on site, remove the mastic from the horizontal joint to the cover flashings along the full length of the upstand to the back edge of the lead covered cornice at the base of the parapet on the front elevation, clean and prepare the surfaces and neatly repoint with grey lead mastic.

£472.50

10.1.8 **Rear Fire Escape Staircase**

A Take up the existing cast iron landing plates to all of the staircase landings and set aside for reuse where sound. Clear away any cracked or badly corroded landing plates. Thoroughly scrape/grind/wire brush the normally concealed/ inaccessible contact surfaces of the landing plates and supporting bearers and, to the contact surfaces, prime bare surfaces and apply the Dulux Trade Metalshield paint system described under the 'External Redecoration' section elsewhere in this specification. Refix the landing plates on completion with all fixings, brackets, cleats etc. to be new.

PROV SUM £5,500

B Allow the PROVISIONAL QUANTITY of 3 No. for supply of new cast iron chequerplate landing plates to replace any cracked or badly corroded landing plates, size 750 x 750mm approx.

£2,500

C Where directed by the Surveyors, remove existing defective cast iron tread and clear away. Supply and fix new steel durbar plate tread to match previous replacement treads elsewhere, with all fixings to be new. Prior to fixing, thoroughly scrape/grind/wirebrush the normally concealed contact surfaces of the steel strings and the ends of the new tread, prime bare surfaces and apply the Dulux Trade Metalshield paint system to the contact surfaces described under the 'External Redecoration' section elsewhere in this specification. Allow the PROVISIONAL QUANTITY of 2 No. replacement treads.

£1,000

D Allow the PROVISIONAL SUM of £750.00 for any further repairs found necessary to the fire escape staircase.

£750.00

10.1.9 **Rear Flat Roof At Base Of Fire Escape**

A At the rear of the building, to the first storey flat roof area at the base of the fire escape staircase and enclosed by perimeter handrailing (approx. 5 sq.metres in total), thoroughly clean off and prepare the asphalt surfaces, iron out/make good all badly split or blistered areas, prime as necessary and apply the Sika Liquid Plastics Gamma 20 surface coating system, including for provision of non-slip finish. The works are to be undertaken by a specialist sub-contractor, who is to provide a 20 year guarantee on completion. Include for coating perimeter upstands and so forth.

PROV SUM £1,500

10.1.10 **External Redecoration**

A Clean, rub down and prepare all of the timber windows, doors and other previously painted timber surfaces on the front and rear elevations, including the windows/doors to the lift motor room and tank room at main roof level, all roof facias and so forth. Scrape/remove all areas of loose/flaking paintwork, sand back

SEE OVER

to a sound feathered edge, replace all defective/missing glazing putties, prime any new or bare surfaces and bring forward with an additional undercoat and, to all surfaces, apply two full undercoats and one gloss finishing coat from the Dulux Weathershield Exterior Gloss System, all as described in Part II.

£9,400

- B In connection with the redecoration of the timber sash windows, allow PROVISIONALLY for fully stripping 15% of the existing paintwork back to bare wood, primarily to the cills and bottom rails. In this regard, the contractor's attention is drawn to the likelihood that existing paint finishes are lead based and stripping should be undertaken using chemical paint stripper or other suitable means. Burning off will not be permitted. The contractor shall also allow for taking all other necessary health and safety measures in this regard to comply with HSE guidelines, together with any regulations/requirements regarding disposal of the paint waste. INCL
- C Clean, rub down and prepare all of the metal windows to the internal common parts at the rear of the building (including the window to the lift motor room at main roof level), scraping/removing all loose/flaking paintwork back to a sound feathered edge. Replace defective/missing glazing putties, treat rust affected surfaces with rust converting fluid, prime bare surfaces and bring forward with one additional coat and, to all surfaces, apply two full coats Dulux Trade Metalshield Gloss Finish, all as described in Part II. £1,396.95
- D At the rear of the building, to the whole of the steel fire escape structure between ground and third storey level, including the currently inaccessible contact surfaces between the landing plates and supporting bearers (see previous item), thoroughly prepare the surfaces to St3 standard by scraping, wire-brushing, grinding and other suitable means to remove any loose/unsound paint coatings, rust etc. as far as possible. Clean and degrease, spot prime all bare metal surfaces with one coat Dulux Trade Metalshield Zinc Phosphate Primer and, to all surfaces, apply two full coats Dulux Trade Metalshield Gloss Finish. £4,935.50
- E At main roof level, thoroughly prepare the steel steps leading up to the tank room door opening, together with the steel railings to the roof edges along the rear and East side of the main roof, all as described in the previous item. Clean and degrease, spot prime all bare metal surfaces with one coat Dulux Trade Metalshield Zinc Phosphate Primer and, to all surfaces, apply two full coats Dulux Trade Metalshield Gloss Finish. £877.31
- F Prepare all air bricks, metal gutters/pipework and any other metal surfaces on the various elevations (including at main roof level), spot prime where necessary and apply two full coats Dulux Trade Metalshield Gloss Finish. £1,140
- G Prepare all existing plastic gutters and pipework, whether currently painted or not and apply one thinned coat and one full coat Dulux Trade Gloss paint. £680
- H Prepare the rendered pediments above the two right hand shopfronts on the front elevation, together with all of the window sub-cills at both the front and rear of the building and apply two coats Dulux Weathershield masonry paint. £52.50

- I To all manhole covers and gulley gratings within the enclosed rear yard area, clean off the frames and covers and apply two coats of bituminous paint. £157.50
- J To the various past replacement double glazed windows, thoroughly clean the PVCu or powder coated aluminium frames with proprietary non-abrasive cleaner. £367.50
- K On completion of the painting works, thoroughly clean and polish the glazing to all windows and external doors, together with the external light fittings to the rear fire escape staircase and any other undecorated surfaces. £787.50

10.1.11 **Repairs To Soil, Waste & Rainwater Pipework & Gutters**

- A At the rear of the building, clean out and water test all rainwater gutters, hoppers and downpipes, carefully examine all soil, waste and rainwater pipework and report any evidence of cracked, blocked or leaking gutters or pipework to the surveyors. £525
- B Take down the existing distorted/defective uPVC eaves gutter above the right hand part of the rear elevation, clear away and make good. Supply and fix new 125mm dia. uPVC deep flow guttering, fixed to correct fall and including for all necessary brackets, stopends and outlet into existing rainwater pipe. £661.50
- C To the cast iron eaves guttering above the left hand part of the rear elevation and to the rear edge of the lift motor room/tank room roof, thoroughly scrape and wirebrush the internal surfaces, prime with rust inhibiting primer and paint with two coats of bitumen paint. £105
- D PROVISIONALLY, allow extra over cost for taking down the aforementioned cast iron eaves guttering and for supply and fixing of new 125mm dia. uPVC deep flow guttering as previously described, with outlet into existing rainwater pipes. £787.50
- E At main roof level, provide suitable wire guards to the tops of of any vent pipes where currently missing. Allow PROVISIONALLY 3 No. £75.
- F Allow the PROVISIONAL SUM of £1,000.00 for essential repairs to common soil and waste stacks, anti-siphon pipework and rainwater pipework, to be priced against the Schedule of Rates for Plumbing Repairs to Soil, Waste & Rainwater Pipework attached to the rear of this specification.

£1,000.00

Note: it is brought to the contractors attention that the surveyors will also schedule out essential repairs to the soil and waste branches serving fittings within individual flats following erection of the scaffolding. These repairs will be the responsibility of the individual flat owners and the contractor will be required to accept instructions from the individual flat owner for the work outside the scope of the main contract. The contractor shall allow a reasonable period in his programme to undertake this work.

10.1.12 Cables, Fixings, Aerials, Etc.

- A Generally, remove any redundant pipe supports, brackets, cable clips and other fixings from the various elevations and neatly make good surfaces disturbed. £367.50
- B Generally, tidy up electrical cables, TV aerial cables, telephone cables and so forth where possible, remove any redundant cables, reclip all loose cables and leave tidy. Include for bunching up and tidying cables at main roof level. £367.50
- C In connection with the specified works to chimney stack S3 at main roof level (described elsewhere), employ TV aerial specialist to temporarily remove all aerials, including all supporting wires and brackets and to refix and leave in correct working order on completion. PROVSOM. £1,000

10.1.13 Miscellaneous Works

- A To the main entrance steps and entrance surround on the front elevation, employ specialist sub-contractor to clean and polish the marble and granite surfaces using the wet abrasive method. Additionally, carry out specialist repairs where the upper part of the granite surround is cracked on either side. To facilitate this work, allow for temporarily releasing the anti-pigeon netting to the recess above the entrance doorway and refix on completion. SEE TERRAZZO SPECIFICATION SE PERATE SCOPE
- B Following removal of scaffolding, thoroughly clean off/jetwash the existing concrete pavings within the rear yard area. Include for cleaning out and flushing through all gullies and drainage channels and leave clear and free flowing on completion. Additionally, include for cleaning the roof areas over the single storey rear additions to remove any dirt/debris arising from the works. £550
- C On completion of works and removal of scaffolding, lift all manhole covers within the rear yard area, carefully jet wash the interior of the manholes, jet through the associated drain branches and leave clear and free flowing. Clean off the manhole covers and frames and rebed in grease. £550

10.2.0 INTERNAL COMMON PARTS

10.2.1 Generally

- A The scope of the works comprises the main entrance vestibule and hall at ground storey level and the common internal staircase and landing areas between first and third storey levels. The works also comprise the landing/corridor areas located off the staircase landings leading to the flat entrance doors and also the fire exit doors at first, second and third storey levels. The works also include the cleaners cupboard located at ground storey level adjacent to the rear fire exit door opening. The work does not include the cupboard located off the cleaners cupboard below the staircase. The decorations are to include the internal surfaces to the 3 No. new electrical cupboards.

10.2.2 Repairs Etc.

- A To the plastered wall surfaces, carefully remove the skim coat of plaster where lifting, uneven or otherwise defective, prepare backing plaster surfaces, apply Unibond and reinstate plaster using Thistle Multi-purpose plaster finished flush with existing work. Allow the provisional quantity of 10 sq. metres of new plaster skim in areas not less than 1 sq. metre. £315
- B To the underside of the plastered downstand beam at the head of the lift cage at ground storey level, prepare the particularly uneven plaster and leave ready for redecoration. £262.50
- C To the left hand side of the door opening to Flat 5, trim back the defective and uneven plaster next to the architrave, prepare surfaces and reinstate plaster flush with existing work. £262.50
- D To the rear fire exit door at second storey level, remove the carpet draft stripping to the bottom edge of the door and provide and fix new good quality brush type draft stripping. £89.25
- E Where electrical cables are taken through the timber frames above the head of the fire exit door openings at first, second and third storey levels, make good the holes around and adjacent to the cables. £105
- F To the first floor landing/corridor, scrape off the lifting and flaking paint to the cornice above the flat door opening back to a sound edge, fill and rub down and leave ready for redecoration. £105
- G Ditto to the ceiling and downstand beam to the third storey landing adjacent to the door openings to Flats 7 and 8. £105
- H At third storey level, between Flat 8's door opening and the rear fire exit door opening, form mdf lining to the side and underside of the downstand beam at the head of the internal wall to cover the poor and uneven plaster to the downstand beam and to also cover the cables located below the downstand beam. The linings are to be primed and painted to emulsion finish to match the plastered surfaces. At the abutment with the plastered surfaces, fill joints with flexible caulking prior to decoration. £315
- I To the staircase landing at third storey level, remove the stick on plastic sign "No Access to Unauthorised Persons" to the ceiling trap door and clear away. Following completion of the painting, replace with rigid plastic sign, screw fixed to the underside of the trap door. £52.50
- J In order to properly clean the top of the terrazzo staircase balustrade wall, allow for temporarily removing the brass handrail to the full height of the staircase and landings and for refixing on completion, replacing any missing/defective screws as necessary.

SEE TERRAZZO SPECIFICATION SEPARATE SCOPE

K To all of the steel windows, remove all the paint to the ironmongery comprising the sliding casement stays, the casement fasteners and the peg stays to the fanlights and clean and buff up the ironmongery.	£525
L Remove the stick on type assorted "No Smoking" signs and clear away. Provide and apply replacement rigid plastic signs on completion of the works.	£262.50
M PROVISIONALLY, construct total 3 No. cupboard enclosures to the electrical sub-main equipment and meters located on the landings at first, second and third storey levels. The cupboard dimensions are to be agreed on site but are generally to be constructed to the minimum size necessary to enclose the equipment. The cupboards are to be constructed of suitable dimension concealed softwood framing lined with 25mm thick MDF boarding. The doors to the cupboards are to comprise double doors and are to be of 25mm thick MDF hung on continuous piano hinges. Provide magnetic catches to top and bottom of each door. Provide brass knobs to outer face of each door. To the outer face of the doors provide twice pencil rounded softwood mouldings set 100mm in from door perimeter. To the 2 No. vertical corners of the cupboards round off the corners to a 10mm radius. At the abutment of the cupboards with the walls/ceilings, apply polysulphide mastic fillets before redecoration.	£1,890
N To the ground floor rear fire exit door, provide new brass escutcheon plate where missing.	£26.25
O In the entrance hall adjacent to the lift, in order to undertake the redecoration work, temporarily remove the wall mounted cork notice board and refix on completion. Ditto to the varnished timber shelf and brackets below the notice board.	£73.50
P Replace the existing mat to the matwell to the main entrance vestibule with new PVC backed best quality coir mat, size and thickness to suit existing matwell.	£210
Q To the meeting stiles to both leaves of the outer main entrance doors, carefully remove the damaged and worn stops and renew in hardwood, purpose made to match the existing joinery.	£262.50
R To the leading door to the outer main entrance doors, carry out 1 No. small piece-in repair to damaged stile in hardwood.	£89.25
S To the main entrance doors, remove all of the existing brass ironmongery and clear away. Following redecoration, supply and fix new best quality brass knob furniture, numerals, letter plate and kick plates, style generally to match existing. Include for replacing the non-matching lower bolt to the internal face of the fixed door leaf with heavy duty brass bolt of the same length as the existing. Provide and fix brass mortice plate to the floor for the new bolt. <span style="float: right;">PROV SUM</span>	£1,200
T Allow the PROVISIONAL SUM of £350.00 for the supply and fixing of a new polished brass faceplate to the door entry system.	£350.00

U To the total 3 No. pairs of double doors between the landing areas and staircase at first, second and third storey levels, remove the doors and overhead closers, adjust the floor springs and top and bottom centres, rehang the doors, ease and adjust and leave in sound operational condition.

£630

V To the cleaners cupboard at ground storey level, remove the outer folding door and frame including the borrowed light above and make good plaster and other work disturbed. Regarding the frame to the left hand jamb of the opening, this is to remain in position and to be adapted as required. Stud out existing opening in 50 x 75mm studwork up to underside of soffit and form altered/reduced size opening for new door. Provide 32mm thick softwood door lining and stops and line both sides of partition in 12.7mm thick plasterboard, with scrimmed joints and setting coat of plaster. Fix twice pencil rounded architraves both sides of new door opening. Supply new FD30 standard solid core plywood faced flush door, lipped in hardwood on all edges and hung on pair 100mm steel butts. To outer face of door, apply softwood twice pencil rounded moulding, set 100mm in from perimeter edge of door. Provide smoke seal and intumescent stripping to door/lining. Provide "Fire door-keep locked shut" rigid plastic notice to face of door. Fix 3 lever mortice lock to door with brass door knob and escutcheon plate to outer face only.

£892.50

W Within the cleaners cupboard, remove the existing glazed "doors" to the lift shaft. Frame out opening in suitable dimension studwork and line on cupboard side with continuous unjointed panel of 12mm thick Supalux boarding, screw fixed with dome head screws. To perimeter of panel provide twice pencil rounded cover moulding.

£367.50

X Allow the Provisional Sum of £200.00 for the supply and fix of additional fire notices as instructed by the surveyors.

£200.00

#### 10.2.3 Redecoration

A Thoroughly prepare the surfaces of the walls, ceilings, soffits, beams, covings and so forth throughout the common parts, cut out cracks and fill, fill uneven surfaces/holes etc, thoroughly rub and clean down, apply mist coat to all new or bare surfaces and, to all surfaces, apply two full coats Dulux Trade Diamond Matt emulsion, all as described in Part II. Note:- it is brought to the contractor's attention that the redecoration of the walls will be undertaken in two colours as existing and the contractor shall allow for this in his tender.

£5,197.50

B Prepare all previously painted timber and metal surfaces, fill all cracks, joints and abutments with flexible filler, fill as necessary elsewhere, thoroughly rub and clean down, prime and bring forward any new or bare surfaces with an additional coat and, to all surfaces, apply two full coats of Dulux Trade Diamond Satinwood, all as described in Part II.



- C With the exception of the outer main entrance doors and the entrance doors to the individual flats, thoroughly prepare all of the remaining varnished hardwood surfaces, make good open joints/holes and so forth in brummer, thoroughly rub down and apply three coats of best quality clear gloss varnish. Note:- redecoration of the flat entrance doors will not form part of the works. £1,894.20
- D To the inner and outer surfaces of the main entrance doors including the frames and the borrowed fanlight above, fully strip the existing surfaces back to bare wood, make good open joints, holes and other defects with brummer, thoroughly rub down, apply bleach and stain to light oak colour and apply four coats of best quality exterior clear gloss varnish. £840
- E In connection with the redecorations to the various communal doors, allow for temporarily removing existing ironmongery where possible in order to properly undertake the redecorations and for cleaning, buffing up and polishing the ironmongery prior to refixing. Refix ironmongery including replacing any missing, defective or non-matching screws. This work includes the bell pushers, the brass kick plates and also the brass floor spring plates and shoes to the doors. Where ironmongery cannot be removed, these shall be cleaned and polished in-situ. £315
- F On completion of the redecorations, allow for thoroughly cleaning and polishing all the glazing surfaces to the doors, windows, screens and so forth, including cleaning the surfaces of the leadwork and copper surfaces to the leaded lights and copperlite glazing respectively. Where the copper and lead surfaces have been affected by old paint during past redecorations, the old paint is to be carefully removed. £1,837.50
- Additionally, allow for cleaning the external surfaces of the liftwell cage and the lift doors on each storey. Note:- redecoration of these is not included. £1,575
- G Allow for temporarily removing the fire extinguishers and extinguisher brackets, setting aside and for refixing after the redecorations. £105
- H Allow for isolating as necessary for safety purposes and for cleaning all surfaces of the light fittings and also the electric switches, socket outlets and so forth. £525
- I Where cables are fixed to varnished surfaces, allow for removing the cable clips and releasing the cables. Where possible, the cables are to be refixed in a neat and tidy fashion with new clips to the adjacent plastered wall surfaces where the cables are to be painted in with the wall surfaces. Where this is not possible, the cables are to be refixed in a neat and tidy fashion with new brown cable clips to the varnished surfaces after redecoration. Where the cables to be refixed are white or grey, the cables are to be carefully painted brown before refixing to the varnished surfaces. £367.50

J Where cables are fixed to wall, ceiling or painted joinery surfaces, allow for tidying the cables as required to put them in a neat and tidy condition, including removing cable clips and releasing cables where necessary and for refixing with new clips as required to properly undertake the work. Paint in the cables during the decorations.

£262.50

K Externally, to the perimeter of the frame and fanlight to the main entrance, following the redecoration, prepare and apply brown silicone mastic sealant joint.

£157.50

10.2.4 Cleaning To Terrazzo Surfaces

A Employ specialist sub-contractor to carry out cleaning to the terrazzo surfaces to the floors and staircase flights throughout the internal common parts, including the terrazzo balustrade walls to the side of the staircase flights, all coved skirtings and so forth. The cleaning is to be undertaken using the wet abrasive method and shall include all necessary polishing and sealing on completion. The specialist is to be employed by the main contractor as a domestic sub-contractor.

SEE  
TERRAZZO  
SPECIFICATION  
SEPERATE SCOPE

COLLECTION

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£36,747.56

£15,500 PRELIMS.

Sub-total (The Preliminaries) £... 52,247.56

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Sub-total (The Works) £... 106,557.46

TOTAL (excl. VAT) £... 158,805.02

Terrazzo Scope Specification



Mitre House, 124 Kings Road, London SW3 4TP

**Marble Restoration**

**External marble step and threshold:**

To chemically deep clean using a concentrated liquid marble cleaner to the best possible results give the discoloration, machine re-surface through an appropriate abrasive disc range to leave a smooth honed finish, rinse through using a neutral cleaner, and allow to dry before apply a natural stone impregnator to seal the stones using machines that have very good Dust extraction especially for the fine dust.

**Terrazzo dado wall lining to inner stairwell:**

To chemically strip back existing polish and wax finishes using a non acidic stripping agent, deep clean using a concentrated liquid stone cleaner, rinse through using a neutral cleaner and allow to dry before applying 2/3 no. coats of a prepared emulsion sealer.

**Windowsills to 3<sup>rd</sup>, 2<sup>nd</sup> and 1<sup>st</sup> floors:**

To chemically strip back existing polish and wax finishes using a non acidic stripping agent, deep clean using a concentrated liquid stone cleaner, rinse through using a neutral cleaner and allow to dry before applying 2/3 no. coats of a prepared emulsion sealer.

**Terrazzo treads, risers and stringer course - 3<sup>rd</sup> to Ground floor:**

To chemically strip back existing polish and wax finishes using a non acidic stripping agent, deep clean using a concentrated liquid stone cleaner, make good a sand where necessary using a 2 part epoxy to the best possible colour match, adding appropriately sized marble chippings where possible and allow to cure before honing off to a smooth flush finish, rinse through using a neutral cleaner, and allow to dry before applying 2/3 no., coats of a prepared emulsion sealer

**Terrazzo landings and entrance hallways 3<sup>rd</sup> - Ground floor:**

To chemical strip back existing polish and wax finishes using a non acidic stripping agent, deep clean using a concentrated liquid stone cleaner, make good as and where necessary using a 2 part epoxy to the best possible colour match, adding appropriately sized marble chippings where possible and allow to cure before honing off to a smooth flush finish.

Rinse through using a neutral cleaner, and allow to dry before applying 2/3 no. coats of a prepared emulsion sealer.

Hand over Instruction Manual from Marble Shine and some fluid.

We will cut out grout lines on ground entrance floor and other landings where necessary grout with new jasmine white.

Grout in horizontal and vertical lines that will be lost when floor finished.

£13,802

### SCHEDULE OF RATES FOR WINDOW REPAIRS

The contractor is to price the following Schedule of Repairs which will provide a schedule of rates for the valuation of the repairs to the windows and external doors. The rates are not to be included in the tender figure for the works.

- A Replace defective sash to double hung sash window in vac-vac treated softwood, purpose made to match the existing, salvaging and refixing existing ironmongery, renewing sash cords, renewing affected beads, glazing in clear glass, rebalancing, preparing and priming and applying two undercoats and one gloss finishing coat to new joinery internally and touching up existing internal paintwork where affected;
- Size approx. 950 x 800mm (sub-divided into 6 panes). Rate per sash
- Size approx. 740 x 460mm (sub-divided into 3 panes). Rate per sash
- B Remove the projecting section of defective timber window cill and fix new matching hardwood section, using Repair Care Repair Method C2;
- Length 760mm approx. Rate per cill.
- Length 950mm approx. Rate per cill.
- C Carry out splice repair to rotted section of window sill, average 300mm long, using Repair Care Repair Method C4. Rate per repair.
- D Carry out Conservation Joint Repair to sash joint using Repair Care Repair Method P2. Rate per repair.
- E Remove decayed timber from surface of window cill, frame or sash and carry out two pack filler repair using Repair Care Repair Method C1;
- Repair volume <50cm . Rate per repair.
- Repair volume 50-100cm . Rate per repair.
- Repair volume 100-200cm . Rate per repair.
- F Carry out splice repair to rotted box frame or sash, 150mm length or less, using using Repair Care repair method C4. Rate per repair.
- Carry out splice repair to rotted box frame or sash, between 150mm and 250mm length, using using Repair Care repair method C4. Rate per repair.
- Carry out splice repair to rotted box frame or sash, length exceeding 250mm, using using Repair Care repair method C4. Rate per repair.
- G Replace defective length softwood moulded external architrave to window perimeter. Rate per lin.metre.

- H Renew broken sash cord. Rate per cord.
- I Remove defective pane of glass to window and reglaze in clear or obscure glass as described.

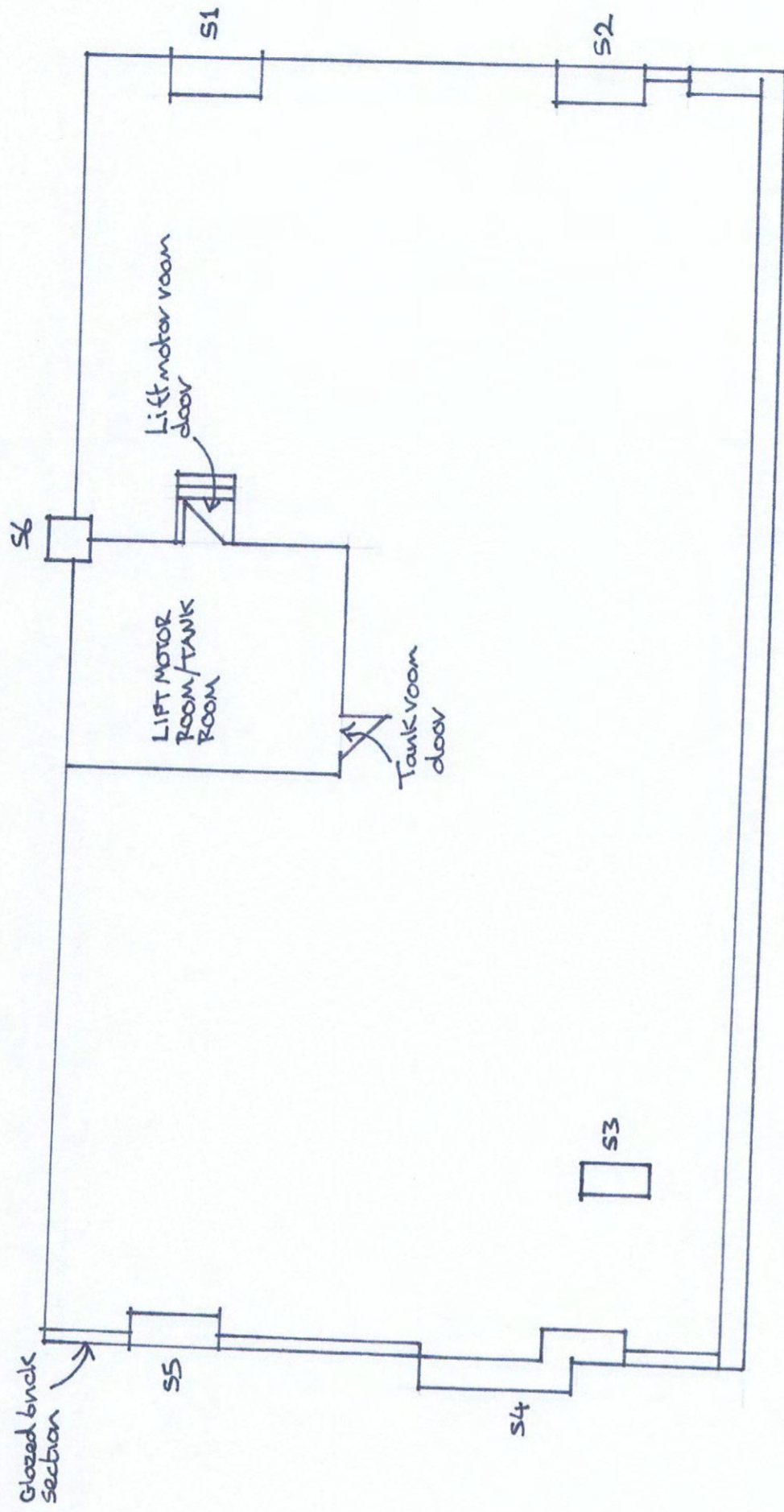
Size 350 x 250mm approx. (clear glass). Rate per pane.

Size 350 x 250mm approx. (obscure glass). Rate per pane.

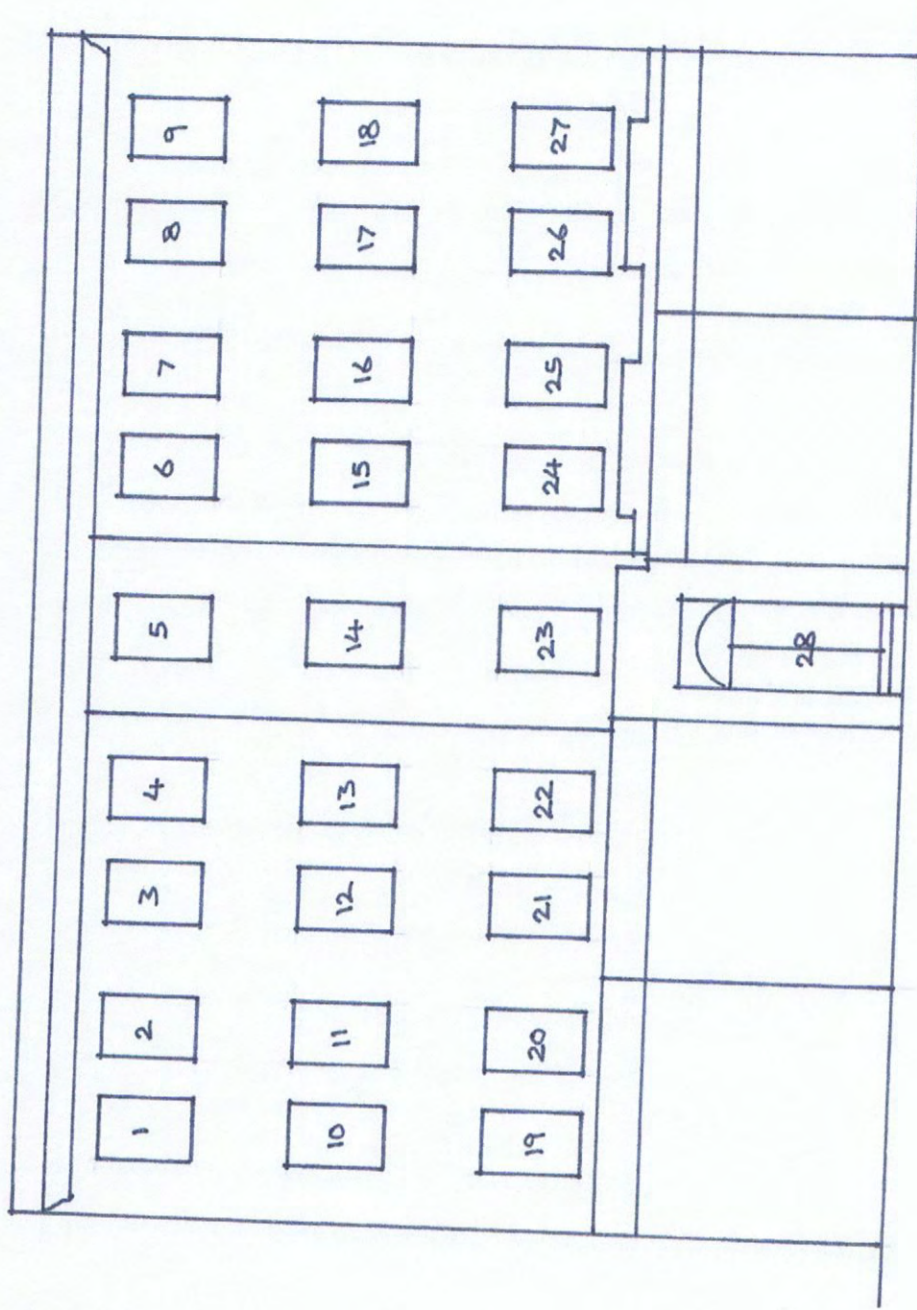
**SCHEDULE OF RATES FOR PLUMBING REPAIRS TO SOIL, WASTE & RAINWATER PIPEWORK**

The contractor is to price the following Schedule of Repairs which will provide a schedule of rates for the valuation of the repairs to the pipework. The rates are not to be included in the tender figure for the works.

- A Replace single branch connector to cast iron soil stack and reconnect to stack and branch pipework, Timesaver fittings. Rate per connector.
- B Replace gasket seal to rodding eye to stack. Rate per seal.
- C Replace defective 1800mm length of soil stack in cast iron with Timesaver fittings. Rate per length.
- D Replace defective 1800mm length of waste stack in cast iron with Timesaver fittings. Rate per length.
- E Replace defective 1800mm length of rainwater pipe in cast iron. Rate per length.
- F Recaulk leaking joint to cast iron soil or waste stack. Rate per joint.
- G Reseal leaking joint to uPVC rainwater pipe. Rate per joint.
- H Replace existing waste branch in new uPVC pipework internally and externally between internal sink/basin/bath fitting and external waste/soil stack. Make good internally and externally and carry out all associated builders work in order to complete the work. Rate per new waste branch.
- I Replace existing branch in new uPVC pipework internally and externally between internal WC and external soil stack. Make good internally and externally and carry out all associated builders work in order to complete the work. Provide rodding eye to new pipework. Rate per new soil branch.

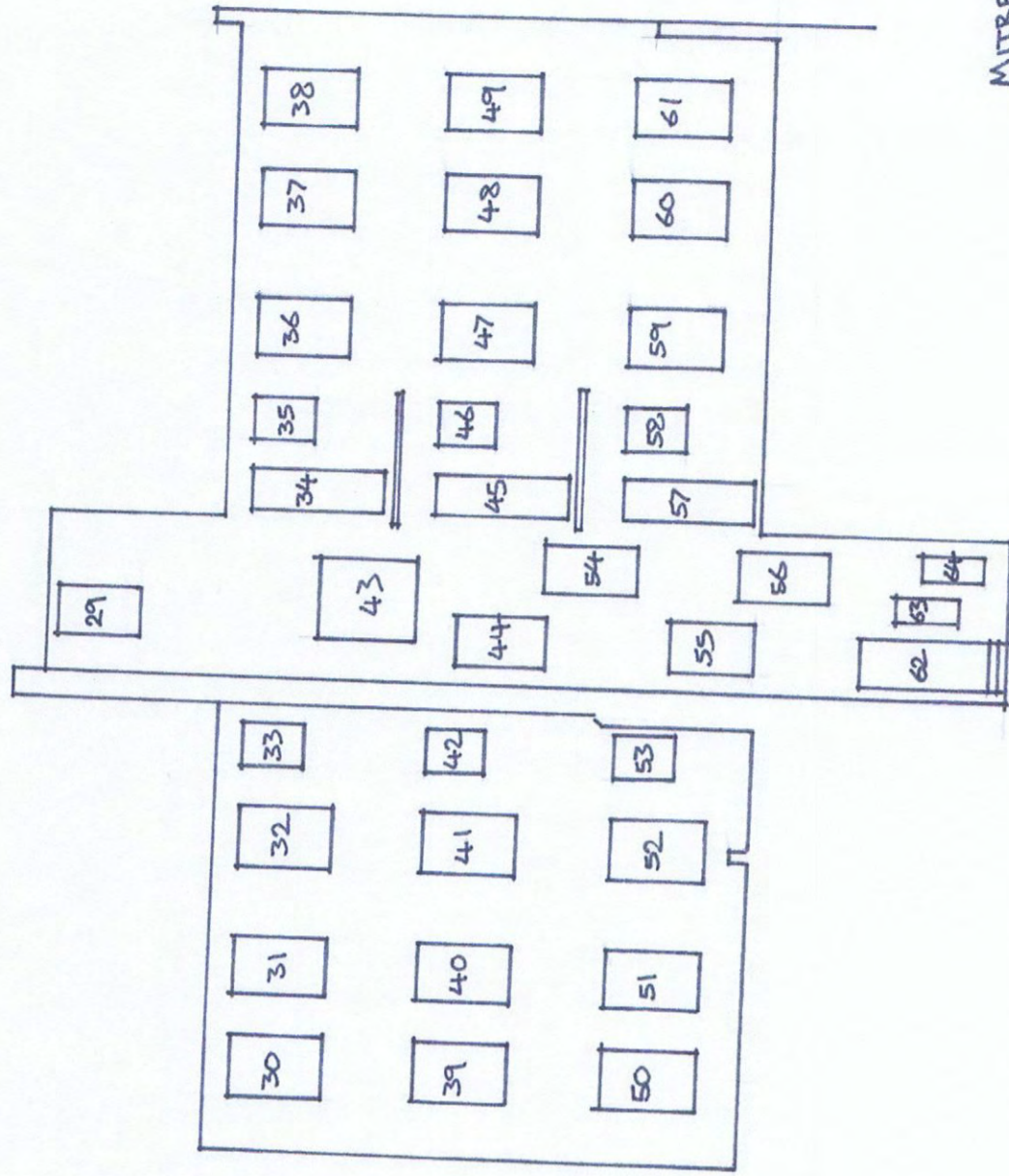


MITRE HOUSE  
 124 KINGS ROAD,  
 LONDON SW3  
 ROOF PLAN  
 D3827/SK01  
 For identification only  
Not to scale



MITRE HOUSE  
124 KINGS ROAD,  
LONDON SW3  
FRONT ELEVATION  
D3827/SK02  
For identification only  
Not to scale





MITRE HOUSE,  
124 KINGS ROAD,  
LONDON SW3

REAR ELEVATION  
D3827/SK03

For identification only  
Not to scale