

SPECIFICATION OF WORKS to be carried
out and materials to be used for:

**EXTERNAL REPAIRS /REDECORATION & REDECORATION OF
INTERNAL COMMON PARTS**

at:

**MITRE HOUSE,
124 KINGS ROAD,
LONDON, SW3 4TP**

For:

MITRE HOUSE MANAGEMENT LIMITED,
7 Mitre House,
124 Kings Road,
London, SW3 4TP

Under the direction and to the
satisfaction of:

BOYCE, EVENS & CARPENTER,
Chartered Surveyors,
10 Genotin Terrace,
Enfield,
Middx., EN1 2AF.

Date: December 2013

Job Ref: D3827

PART 1

1.0.0 **THE PRELIMINARIES**

1.1.0 **Scope of the Works**

Mitre House comprises an occupied block of nine flats with retail units on the ground storey, constructed circa 1930 and located on the North side of Kings Road. The building stands on ground and three upper storeys, the flats on the upper floors served by a communal staircase enclosure, with its entrance located at the centre of the front elevation.

Externally, the works will comprise repairs and redecoration to the front and rear elevations, to the West flank elevation (above the level of the roof over the adjoining property), together with redecoration and repairs at main roof level. On the front elevation, the works will not include the shopfronts to the retail units on the ground storey, but will include the main entrance/surround serving

the residential upper floors. On the main rear elevation, the works will cover the first, second and third storeys, extending down to ground storey level within the central lightwell area. The works will not include the roofs and elevations to the single storey additions behind the retail units, nor the two storey addition along the rear of the site.

Internally, the works will include redecoration and minor repairs/improvements to the common parts serving the residential upper floors between ground and third storey level.

Appended to the rear of this specification are Sketch Plan & Elevation Nos. D3827/SK01, SK02 & SK03. These are not to scale and are provided solely for the purposes of identifying and referencing individual windows and external doors.

1.2.0 **Visit Site**

The contractor must visit the site before completing his tender and satisfy himself as to the nature and extent of the works and the conditions under which the works are to be carried out. No claim will be entertained which is based on lack of knowledge of the local conditions.

1.3.0 **Tender Documents**

The following documents are provided for tendering purposes:

1. 2 No. copies of this specification, including appended Sketch Plan & Elevation Nos. D3827/SK01, SK02 & SK03.
2. 1 No. copy of the Form of Tender.
3. 1 No. Tender Envelope.

1.4.0 **Site Conditions and Access**

Access to the site for labour, plant and materials will be from Kings Road. In this connection, the contractor shall consult all relevant bodies and authorities and obtain all necessary approvals.

For the duration of the works the contractor's working space will generally be confined to the exterior of the building and internal common parts where the specified works are to be carried out.

Where access is required within the flats, the contractor shall be responsible for giving reasonable written notice to the individual residents and for fully liaising with residents during the course of the works. The contractor shall provide all necessary protection within the flats and internal common parts to safeguard against damage. Notwithstanding this, the contractor shall be responsible for any damage that he causes during the course of such internal works.

Storage huts and other temporary accommodation are to be located in an agreed position. Skips (if any) shall also be located in an agreed position.

The contractor is to ensure that his employees and/or sub-contractors do not trespass beyond the aforementioned confines and on no account are they to trespass onto any adjoining properties. This is with the exception of the West flank elevation above the level of the roof over the adjoining property where, prior to works commencing, the employer will obtain consent to scaffold and carry out the specified works from the adjoining owner.

It is hereby brought to the attention of the contractor that the building will remain in normal occupation for the duration of the works and the contractor is to take all necessary measures and precautions to minimise inconvenience and to prevent damage and/or danger to the occupiers, visitors and property. The fire escape routes and doors shall be kept clear of obstruction to ensure that satisfactory means of escape from the building is maintained at all times.

Working hours shall be limited to between 0800 and 1700 hrs Monday to Friday, with noisy works not to commence before 0900hrs each day. No weekend or Bank Holiday working will be permitted.

1.5.0 **Adjoining Premises**

The contractor is to carry out the works at such times and in such a manner as to cause the minimum of inconvenience to the occupiers of adjoining buildings. The public footpaths and roadways are to be maintained in a clean condition, free from rubbish, stored materials or other obstruction at all times.

1.6.0 **Form of Contract**

The Form of Contract will be the JCT Minor Works Building Contract 2011. The following insertions and deletions are to be made in the Contract Particulars:-

<i>Clause etc.</i>	<i>Subject</i>	
Fourth Recital and Schedule 2 (paragraphs 1.1, 1.2, 1.5, 1.6, 2.1 and 2.2)	Base Date	The date of the contractor's tender
Fourth Recital and clause 4.2	Construction Industry Scheme (CIS)	Employer at the Base Date is not a 'contractor' for the purposes of the CIS
Fifth Recital	CDM Regulations	The project is notifiable
Sixth Recital	Framework Agreement	Not applicable

Seventh Recital and Schedule 3	Supplemental Provisions	
	Collaborative working	Paragraph 1 applies
	Health and safety	Paragraph 2 applies
	Cost savings and value improvements	Paragraph 3 applies
	Sustainable development and environmental considerations	Paragraph 4 applies
	Performance Indicators and monitoring	Paragraph 5 does not apply
	Notification and negotiation of disputes	Paragraph 6 does not apply
Article 7	Arbitration	Article 7 and Schedule 1 (<i>Arbitration</i>) apply
1.1	CDM Planning Period	Shall mean the period of two weeks ending on the Date of Commencement of the Works
2.2	Date for Commencement of the Works	To be agreed
2.2	Date for Completion	To be agreed
2.8	Liquidated damages	At the rate of £750 per week
2.10	Rectification Period	Six months from the date of practical completion
4.3	Percentage of the total value of work etc.	95 per cent
4.4	Percentage of the total amount to be paid to the contractor	97½ per cent
4.8.1	Supply of documentation for computation of amount to be finally certified	Six months
4.11 and Schedule 2	Contribution, levy and tax changes	To be deleted

5.3.2	Contractor's insurance: injury to persons or property - insurance cover (<i>for any one occurrence or series of occurrences arising out of one event</i>)	£5 million
5.4A, 5.4B & 5.4C	Insurance of the Works etc. – alternative provisions	Clause 5.4A (<i>Works insurance by Contractor in Joint Names</i>) and Clause 5.4C (<i>Existing structures insurance by Employer in own name</i>) apply
5.4A.1 and 5.4B.1.2	Percentage to cover professional fees	15 per cent
7.2	Adjudication	
	Nominating body	The Royal Institution of Chartered Surveyors
Schedule 1 (paragraph 2.1)	Arbitration - appointer of Arbitrator (and of any replacement)	President or a Vice-President of The Royal Institution of Chartered Surveyors

1.7.0 **Insurances**

The contractor shall hold insurances to properly indemnify the employer and to comply with the requirements of Clauses 5.1, 5.2 & 5.3 of the Conditions of Contract. The contractor will be required to show evidence that adequate insurances are held.

The contractor shall take out and maintain for the duration of the contract a Joint Names Policy for All Risks Insurance for the full reinstatement value of the Works to comply with Clause 5.4A.1 of the Conditions of Contract.

The employer shall take out (if necessary) and maintain insurance in respect of the existing structures, together with the contents thereof owned by him or for which he is responsible, to comply with the requirements of Clause 5.4C of the Conditions of Contract.

1.8.0 **Programme**

The contractor will be called upon to prepare before the commencement date of the contract a fully detailed programme to indicate his proposals for completing the works by the completion date. The draft is to be submitted to and approved by the surveyors. During the works the contractor shall update the programme as necessary.

1.9.0 **Rights to Use Site**

The contractor is to afford facilities to the employer, his surveyor and/or any other person authorised by them in or upon the building or site and scaffold so that any other works may proceed simultaneously with the contract.

1.10.0 **Definitions**

The term 'Architect/Contract Administrator' wherever it appears throughout the Conditions shall be read and construed as a reference to the surveyors.

1.11.0 **Dimensions**

The attention of the contractor is drawn to the necessity for all dimensions described in this specification of works or shown on the drawings to be physically checked on site prior to manufacture or fabrication of components, or the commencement of construction work. Failure to detect any discrepancy where such would have been found by physical checking will invalidate any claim for additional payment arising from dimensional discrepancies.

1.12.0 **Samples**

Where formally requested, samples of materials to be used in the execution of the works shall be deposited at the surveyor's office free of charge before such materials are ordered in bulk and no materials shall be delivered on site until a sample of the same has been approved.

All materials to be used in carrying out the work arising from variation orders shall be as specified hereinafter, unless the specification is altered by the instructions within the particular variation order.

1.13.0 **Interpretation of Terms**

The terms "fix", "lay" etc. shall be interpreted as "supply and fix", "supply and lay" etc.

1.14.0 **Site Instruction Book**

The foreman in charge shall be supplied by the contractor with a triplicate note pad in which he shall record all site instructions. These are to be signed by the surveyor, who will deal with matters entered in the book at his visits to the works and will issue formal instructions as appropriate.

1.15.0 **Residents Observations Book**

The contractor shall provide a triplicate note book in which residents can record queries and the like in respect of the work. This will be located in an agreed position in the ground floor hallway. At the surveyor's site visits, the contractor shall report any matters entered in the Observations Book to the surveyors for

discussion and action as applicable and shall also provide the top copy of the individual entries to the surveyors. A copy shall be retained by the contractor and the remaining copy shall be left in the Book.

1.16.0 **Notices and Fees**

The contractor is to serve all notices and pay all fees of Local and Highway Authorities in respect of scaffolding, hoardings, skips etc. as may be legally demandable.

It will not be necessary to serve a Building Notice under the Building Regulations in respect of the works.

1.17.0 **Supervision**

The contractor is to allow for proper supervision throughout the period of the contract. As a minimum, a working foreman shall be present during all working hours from commencement up to practical completion of the works, whose responsibilities shall include supervision of the various trades and sub-contractors and full liaison with the residents.

1.18.0 **Attendance**

Allow for attendance and builders work on all trades when and where required in order for the particular trade/trades to be satisfactorily completed and for all work disturbed by a particular operation to be properly made good all as previously existing.

The contractor shall facilitate the works of all sub-contractors during the progress of the works under this contract and shall afford the necessary and usual facilities as they may require, so that their work may proceed simultaneously with that of the main contractor.

1.19.0 **Insurance of Operatives**

The contractor is to allow for all payments due from him under the National Insurance Act and any amendments thereto during the execution of the works and for all costs and expense incurred in connection therewith.

1.20.0 **Health, Safety & Welfare of Work People**

The contractor is to provide for all costs incurred by complying with all safety, health and welfare regulations appertaining to all work people (including those employed by all sub-contractors) employed on the site.

It is brought to the contractor's attention that there are no lavatory facilities available for the contractors use on the site and the contractor shall allow for providing a temporary toilet as required to meet with the regulations. This shall be located in an agreed position and shall be cleared away on completion and the area occupied made good.

1.21.0 **Site Accommodation**

The contractor is to provide for all site huts, further welfare accommodation, storage huts and so forth as may be required for his own and sub-contractors workforce and use and is to maintain any such temporary buildings during the works and clear these away and make good on completion.

The contractor is to make all necessary applications for and is to obtain all consents required from the Local Authority, Planning Authority or other relevant statutory bodies.

Any such temporary site accommodation is to be erected in the positions agreed with the surveyors and no additional accommodation is to be erected without the approval of the surveyors and other necessary consents.

1.22.0 **Temporary Light & Power**

Electricity is available, free of charge, for use by the contractor on the site for the duration of the works. The contractor is, however, to provide at his own expense all temporary connections, leads, fittings etc., which are to be cleared away and all work disturbed made good on completion.

1.23.0 **Temporary Water Supply**

Mains water is available, free of charge, for use by the contractor on the site for the duration of the works. The contractor is, however, to provide at his own expense all temporary connections, storage cisterns and other installations as necessary, which are to be cleared away and all work disturbed made good on completion.

1.24.0 **Scaffolding, Temporary Hoardings and Gantries etc.**

Provide a full working scaffold (including all necessary hoists and other access equipment) for the full height of the front and rear elevations to the building for the proper and safe execution and completion of the specified works. Include for providing all necessary scaffolding to the lift motor room and adjacent flue/stack (stack S6) at main roof level . Where scaffolding is to be erected on/above the public footway at the front of the building, it will be the contractors responsibility to ascertain and comply with any particular requirements of the Local Authority.

Additionally, provide all necessary scaffolding and other access equipment to enable the specified works to be safely undertaken to the West flank elevation above the level of the lower roof over the adjoining property, including for providing all necessary ladder beams and so forth and for fully protecting the adjacent roof areas to the adjoining property. In this regard, the contractor shall confirm at tender stage his proposals for scaffolding/access to this elevation.

Scaffolding shall only be undertaken by scaffolders holding the appropriate Construction Industry Training Board (CITB) Certificate. Each completed section of scaffolding is to be inspected and certified by the scaffolding sub-contractor following its erection and following any changes/adaption of the scaffold. The scaffold shall also be inspected by a competent person at weekly intervals during the contract to comply with the regulations. A site held scaffolding register shall be maintained to record the scaffolding inspections and other required information to meet with the regulations.

On the front elevation, the scaffolding is to incorporate ladder beams supported by scaffold columns to span the shopfronts and entrances to the commercial premises in a manner to be agreed, in order to minimise obstruction and disruption to the commercial premises. The scaffold columns shall be fully cased in plywood and the soffit to the underside of the lowest lift shall also be fully lined with plywood for the full length of the shopfronts. The plywood shall be painted white. At street level, the contractor shall provide warning lighting to the scaffold columns, together with all necessary temporary warning signs and hazard tape. The contractor shall also install suitable temporary lighting to the underside of the soffit above the shopfronts.

Allow the PROVISIONAL SUM of £800.00 for providing temporary signage for the commercial premises, if required.

£800.00

Regarding the erection and dismantling of scaffolding to the rear elevation, this may be transported through the internal common entrance hallway where practicable or, where this is not feasible, shall be taken up and over the main roof. If scaffolding is taken through the common entrance hallway, the contractor shall fully protect adjoining wall and floor surfaces and will also be fully responsible for making good any damage caused to internal finishes.

Where the scaffolding is to be erected above the roofs over the single storey rear additions each side of the central lightwell area, the contractor shall be fully responsible for assessing the details of the existing roof structures and for ensuring that the scaffolding is designed and erected in such a manner as to ensure that the roof structures are not overloaded. The contractor shall also allow for providing and maintaining full temporary protection to the roof surfaces, rooflights and so forth below and adjacent to the rear elevation scaffolding and, notwithstanding this, will be fully responsible for making good any damage caused to the adjacent surfaces as a consequence of the works.

To the full length of the bottom scaffold lifts on both the front and rear elevations, provide close double boarding and Monarflex sheeting.

For the duration of the works, provide and maintain Monarflex sheeting to the vertical faces of the scaffolding on the front elevation. For the duration of the works, provide and maintain debris netting to the vertical faces of the scaffolding on the rear elevation. For the duration of the works, fully enclose the scaffolding above the level of the adjoining roof on the West flank elevation with Monarflex sheeting.

Provide and maintain all necessary further temporary fencing, hoarding, fans, planked footways, guardrails, gantries and the like for the proper execution of the works, for the protection of the occupiers/visitors and public and for meeting the requirements of the local or other authority and alter, shift and adapt as necessary from time to time and remove on completion and make good all work disturbed.

1.25.0 **Electronic Security Protection**

Electronic security protection shall be provided and maintained to the base of the scaffolding to both the front and rear elevations, installed at a suitable height above ground level against intruders onto the scaffolding. Electronic security protection shall also be provided to the vertical edges of the rear elevation scaffolding adjacent to the fire escape staircase. The protection shall be installed in phases and zoned as required as soon as a section of scaffolding is based out to give protection at all times.

1.26.0 **Stability During Construction**

The contractor shall provide all proper temporary support to the structure and fabric of the building where found to be necessary during the period of construction, to be cleared away on completion and any damage made good.

1.27.0 **Temporary Protection**

The contractor is to provide all necessary weather and other protection for the duration of the works. Any works or other items damaged due to inclement weather or the contractor's failure to take adequate protection measures are to be removed and reinstated at the contractor's expense. The contractor shall be liable for damage to the building and its contents and decorations caused as a result of inadequate temporary protection/measures provided by the contractor.

1.28.0 **Plant**

The contractor is to provide all plant, tools, etc, necessary in order to complete the works in a proper and satisfactory manner.

1.29.0 **Maintenance of Roads etc.**

The contractor is to maintain all roads, footpaths, kerbs etc, whether public or private, and shall keep the approaches to the site free from mud and building materials. The contractor is to make good any damage caused by his own or any sub-contractor's or supplier's transport at his own expense or pay all costs and charges in connection therewith.

1.30.0 **Clear Away**

The contractor shall clear away all rubbish and surplus materials as they accumulate and is to clear away all plant and equipment, surplus materials, debris and rubbish on completion. If skips or containers are used for rubbish, they are to be located where agreed with the local authority and, if they are kept on the public highway, they are to be provided with reflective signs and warning lights whether required by the local authority or not.

It is essential that the scaffold is maintained in a clean and tidy condition throughout the duration of the works and the boarded lifts and the areas around the base of the scaffold shall be cleaned on a daily basis.

The contractor shall externally clean and polish all glass to windows and doors on completion.

1.31.0 **The Construction (Design & Management) Regulations 2007**

The Construction (Design & Management) Regulations 2007 shall be adhered to in all respects.

The 'Project' shall be; external repair/redecoration and redecoration of internal common parts at Mitre House, 124 Kings Road, London SW3.

The 'Client' shall be; Mitre House Management Limited, 7 Mitre House, 124 Kings Road, London, SW3 4TP

The 'Designers' shall include:-

(a) Boyce, Evens & Carpenter, Chartered Surveyors, 10 Genotin Terrace, Enfield, Middx., EN1 2AF.

The 'CDM Co-ordinator' shall be; Boyce, Evens & Carpenter, Chartered Surveyors, 10 Genotin Terrace, Enfield, EN1 2AF.

The 'Principal Contractor' shall be; the successful main contractor tendering for the works set out in this Specification.

It is brought to the contractors attention that there are no known asbestos containing materials in the vicinity of the proposed works. However, immediately following erection of scaffolding and before any other works are permitted to commence, the employer will arrange for a Refurbishment and Demolition asbestos survey to be carried out in compliance with the Control of Asbestos Regulations 2012. The survey will cover both the exterior of the building and the internal common parts and the contractor shall make due allowance for this in his programme.

1.32.0 **Overheads**

The contractor is to allow for all off-site management and overhead costs.

1.33.0 **Fixed Price Contract**

The contract will be fixed price and the tender figure will not be subject to any additions or omissions in respect of variation in the price of labour, materials or any other cost.

1.34.0 **Priced Specification**

The contractor shall be required to submit a fully priced copy of this specification.

1.35.0 **Acceptance**

The employer shall not bind himself to accept the lowest or any tender.

1.36.0 **Contingency Sum**

Allow the **Contingency Sum** of £4,000.00 (four thousand pounds) for unforeseen works arising during the course of the contract, to be used as the surveyors shall direct or to be deducted in part or whole if not required.

£4,000.00

PART II

MATERIALS AND WORKMANSHIP

2.0.0 GENERAL REQUIREMENTS

2.1.0 MATERIALS, ARTICLES AND WORKMANSHIP

- A **Code of Practice.** All workmanship shall be of good quality and be carried out strictly in accordance with the relevant British Standards Codes of Practice.
- B **British Standards.** All articles and materials are to conform to the British Standards Institute's Specification where such exists and, where not applicable they shall be of good quality to the approval of the surveyors.
- C **Proprietary materials.** The use and fixing of proprietary materials and components is to be carried out strictly in accordance with the manufacturer's recommendations and instructions and, whether specifically referred to or not, all preparatory and other operations referred to in the manufacturer's written instructions and recommendations shall be deemed to be included in the specification description for the materials and components.
- D **Work sections.** The work sections hereinafter contained in Part II of this specification shall be read in conjunction with each other.

3.0.0 BRICKWORK

3.1.0 GENERALLY

- A **Code of Practice:** the work is generally to be carried out to CP:121, Part 1.

3.2.0 MATERIALS

3.2.1 BRICKS

- A **Facing bricks:** shall be selected by the contractor to match the existing brickwork, to be approved by the surveyors. The bricks shall be of unperforated type.

3.2.2 MATERIALS FOR MORTAR

- A **Cement:** shall be ordinary Portland quality to BS:12, with the exception of work below damp proof course level, which shall undertaken with sulphate resisting cement to BS:4027.
- B **Sand:** shall be to BS1200, Table 1.
- C **Hydrated Lime:** shall be to BS:890.

- D **Plasticisers:** shall not be used without the written approval of the surveyors.
- E **Pigments:** shall be to BS:1014 for coloured mortars.
- F **Water:** shall be suitable for drinking.
- G **Bonding agent:** shall be 'Waterproof Universal EVA' bonding agent, as produced by Unibond Ltd., Tuscam Way Industrial Estate, Camberley, Surrey, GU15 3DD.

3.2.3 ANCILLARY MATERIALS

- A **Joint sealant:** unless otherwise specified, shall be Dow Corning Hansil Ltd silicone sealant, to approved colour, applied by a specialist contractor, to be selected by the specialist to suit the particular application.
- B **K501 masonry waterproofing solution:** shall be as supplied by Sika Liquid Plastics Ltd.

3.2.4 MORTAR MIXES

- A **Cement mortar:** shall be composed in the proportions of one part cement and four parts sand, measured by volume. Where a bonding agent is specified to be incorporated in the cement mortar, this is to be introduced as recommended by the agent manufacturer.
- B **Gauged mortar:** shall be in the proportions of one part cement, one part hydrated lime and six parts sand, measured by volume.

3.3.0 WORKMANSHIP

3.3.1 GENERALLY

- A **Generally:** bricks are to be laid frog up and dry clay bricks are to be wetted before use against undue suction. Wetting shall not be undertaken in cold weather and sand-lime and concrete bricks shall not be wet at all except sparingly during very hot and dry conditions.
- B **Bedding and jointing:** bricks and blocks are to be laid in true and regular courses on a full, fairly smooth and levelled bed of mortar and all joints, frogs and recesses are to be filled solid. Mortar is to be kept off the face of the work. The joint thickness for the work is to be 10mm although, in the case of existing buildings, this thickness is to be evenly modified to suit adjacent work if applicable. Perpendents and quoins are to be kept plumb and the perpendents are to be of the same thickness as the horizontal joints. The walls are to rise evenly and no part is to rise more than 1200mm above any other part.

- C **Bonding:** unless otherwise specified, block walls and half-brick thick walls, including the skins of cavity walls, are to be built to stretcher bond and brick walls over this thickness are to be built to Flemish bond. Notwithstanding this, the bond used in work to existing buildings shall match the old adjacent work where applicable.

3.3.2 MORTARS

- A **Mortar type:** unless otherwise specified, the work is to be in gauged mortar.
- B **Colour:** on existing buildings the contractor shall be responsible for using coloured mortar where this is necessary to match the existing work whether this is specifically referred to or not.
- C **Mixing:** on no account shall hand mixing of mortar be allowed and all mixing shall be done with proper mixers. Where this is not practicable, the surveyor's written approval shall be obtained before hand mixing and, if required, 25% additional cement and lime shall be used and the materials thoroughly mixed before adding the water. All mixing and handling plant shall be kept clean and no mortar over two hours old shall be used for the works.

3.3.3 REPOINTING EXISTING WORK

- A **Generally:** where repointing of existing brickwork is specified, the joints are to be carefully raked out to a depth of 20mm, avoiding at all times damage to the bricks. Raking out of brickwork shall include removing the existing pointing by any suitable means, including grinding, cutting, chiselling and so forth as is necessary. Where bricks are badly damaged, these are to be replaced at the contractor's own expense. The joints are then to be well brushed to remove all dust and loose material and they are then to be well wetted and repointed in gauged cement lime mortar (1:1:6) with a joint to match the existing work. The mortar for the repointing shall, if necessary, be coloured to match the adjacent existing work and it will be the contractor's responsibility to ensure this. After the repointing, the face of the brickwork shall be carefully brushed down.
- B **Sample panels:** the contractor is to provide a sample panel for each of the types of repointing. This is to be carried out on a section of the existing work and is to demonstrate the specified colour and quality of the mortar and the pointing. The contractor is to obtain the surveyor's approval for each of the panels and is to maintain and protect until the repointing is completed.

4.0.0 EXTERNAL RENDERING

4.1.0 GENERALLY

- A **Code of Practice:** the work shall be carried out in accordance with the relevant British Standards Code of Practice.

4.2.0 MATERIALS

- A **Cement:** shall be sulphate resisting type to BS 4027.
- B **Sharp sand:** shall be washed sharp sand to BS 882.
- C **Aggregate:** shall be washed natural stone of a type/types to the relevant British Standard to be selected by the plasterer to suit the required finish.
- D **Water:** shall be suitable for drinking.

4.3.0 WORKMANSHIP

- A **Generally:** the surfaces to be rendered shall be thoroughly brushed down to remove loose material, brick joints raked out for key and the surfaces well wetted before the rendering is applied. The surfaces shall be dubbed out as necessary and the rendering is to be applied in two coats each between 8-10mm thick, finished to match the existing work as closely as possible.
- B **Coats:** first coat to be in the proportions of 1:1:5 sulphate resisting cement, lime and sand. Second coat to be 1:1:6. Both coats to incorporate Sovereign Rendermix admixture gauged into the mixing water.

5.0.0 JOINERY

5.1.0 GENERALLY

- A **Code of practice:** the work is generally to be carried out to comply with BS:1186.

5.2.0 MATERIALS

5.2.1 TIMBER

- A **All timber:** shall be clean, sound, merchantable, properly seasoned straight timber free from any defect or combination of defects, natural or otherwise, making it unsuitable for its function in the works. Timber shall be sorted and selected at the time of fabrication for suitability for the purpose. All timber is to be wrot on all faces unless otherwise stated.
- B **General joinery:** timber for joinery to be decorated with an opaque coating shall comply with BS:1186 Part 1 as qualified hereunder;
 - (a) Hardwood or imported softwood selected for suitability for usage from Appendix A and B of the BS but excluding hardwood described as resinous.

- (b) Seasoned at the time of fixing to the moisture content specified in Clause 4 of the BS.
- (c) Defects limited to those described in the BS for timber Class 2.
- (d) No pith, arris knots, plugs or inserts permitted on any faces, concealed or otherwise, on external joinery.
- C **Timber for grounds etc:** timber permanently concealed in the finished work shall be free from any defects likely to have an adverse effect on the stability or accuracy of the work and shall be pre-treated as required for carpentry work.
- D **Timber sizes:** timber for joinery is specified in finished sizes from which no deviation is allowed from any stated size.
- E **Seasoning and moisture content:** timber shall be seasoned to the specified moisture content before fabrication and, if necessary, the contractor shall ascertain the mean humidity range to be obtained in the completed building and to take this into account as appropriate.
- F **Preservative treatment:** all softwood for external joinery and also other softwood specified as being treated shall be pretreated by the Vac-vac system in accordance with BS:5268 with Vascol/Vascol WR water repellent organic solvent type wood preservative as produced by Hicksons Timber Products Limited, Castleford, West Yorkshire. The treatment shall be in accordance with Hicksons recommendations and shall be undertaken to the timber after machining but before assembly. Two coats of Hicksons Vacsele preservative shall be applied to all cuts, borings and other site workings to the timber.

5.2.2 MECHANICAL FASTENINGS

- A **Corrosion protection:** all ferrous metalwork, screws, bolts, nails and other fastenings shall be protected by galvanising or other suitable plating for external work or for work in areas of high humidity or corrosive conditions.

5.2.3 ANCILLARY MATERIALS

- A **Mastic sealant:** shall be best quality Dow Corning Hansil Ltd., type to be selected by specialist contractor to suit the construction, colour to be confirmed.

5.3.0 WORKMANSHIP

5.3.1 GENERALLY

- A **Storage:** all timber for the works is to be stored dry under cover and protected from rain or inclement weather.
- B **Moisture content:** the contractor shall be responsible for ensuring that the moisture content does not exceed that suitable for the situation.

C **Fabrication and jointing:** shall generally be to BS:1186 Part 2.

5.3.2 PRIMING AND PAINTING

A **Backs of frames:** the backs of frames and the like shall be given a single coat of primer.

B **Bottoms of external doors:** shall be given the full specified paint finish before fixing.

5.3.3 FIXINGS

A **Generally:** unless otherwise specified, the fixings shall be as follows:

B **Unseen fixings:** strength and durability are the only requirements.

C **Fixing materials to be decorated:** fixings are not to be apparent unless the joinery is designed for removal.

D **Fixing self finished and clear finished materials:** fixing shall be by gluing, screwing and pelleting, back screwing, secret nailing or other approved unobtrusive methods.

E **Fixings to concrete, masonry and so forth:** shall be with plugs and screws, bolts as appropriate. Masonry nails shall not be used.

6.0.0 SPECIALIST WINDOW REPAIR SYSTEM (applicable to existing timber windows and external doors)

6.1.0 GENERALLY

A **Generally:** where instructed on site, repairs to existing timber windows and external doors will be undertaken using products, tools and repair methods supplied/recommended by Repair Care International Limited, Unit 19, Darwell Park, Mica Close, Amington, Tamworth, Staffordshire, B77 4DR (tel. 01827 302517).

B **Trained operatives:** all operatives undertaking the repairs shall have received full on-site training from Repair Care International Limited and shall be fully conversant in the use and application of the Repair Care tools and products and the carrying out of each of the repair methods.

6.2.0 MATERIALS/MACHINES

The following repair products and machines will be used in the works:-

A Repair Products:

Primer coat: Dry Fix 1, 4 or 16

Repair material: Dry Flex 1, 4 or 16

The contractor shall be responsible for selecting the product most suitable for the particular circumstances, taking into account the repair type, thickness, weather conditions and other relevant factors.

B Recommended Tools:

Repair Care Mini-Profi router and cutters
Scraper
Dosing pistol
Mixing Board
Application knives
Perspex sheets
Repair Care Sander
Repair Care Wood Condition Meter
Disposable brushes

MIX & FIX set
EASY-Q Wipes
EASY-Q Gloves

6.3.0 REPAIR METHODS/WORKMANSHIP

The window repairs shall be carried out strictly in accordance with the appropriate Repair Care repair method described below. Where a repair is not covered by one of the following repair methods, the contractor shall obtain further advice from Repair Care International Limited before undertaking the repair.

A Standard Specification for All Repairs:

Preparation:

1. Remove paint at least 10mm from the area to be treated.
2. Remove all decayed and soft timber using the Repair Care Mini-Profi router and round cutter. Rather than feather the edge of the area, create a 'shoulder' of at least 5mm.
3. Use the the Repair Care Wood Condition Meter to ensure the moisture content is no higher than 18%.
4. If the timber is too wet, allow to dry naturally.
5. Sand the area to remove loose fibres, dust and dirt completely.

Application:

1. Shake both components and mix the required quantity of Dry Fix in the correct ratio and brush apply liberally onto the bare wood. If a timber splice is being used, the contact areas of the splice and any exposed end grain should also be coated.

2. Leave Dry Fix to penetrate the wood for at least 20 minutes. It can be left for up to 8 hours (Dry Fix 4 & 16) or up to 2 hours (Dry Fix 1). Wipe away any excess fluid.
3. Dispense the Dry Flex using the dosing pistol and mix thoroughly until a completely uniform colour is achieved.
4. Apply a thin coat to all areas already coated with Dry Fix. Complete the repair by adding more Dry Flex, using timber inserts or face splices where appropriate and/or specified. Perspex sheets can be used to help create a straight edge.
5. Remove excess product leaving a smooth surface.

Finishing:

1. When the Dry Flex is completely cured, remove any Perspex sheets and sand the area to ensure a smooth finish and to give a key for the decorative coating. Remove dust.
2. Apply the specified decorative/protective paint finish.

B Repair Method P2:

Sealing of Sound and Open Joints

For preparation, in lieu of item 2 of the standard specification, open the joint along its whole length using the Mini-Profi router to a minimum of 10mm wide and 10mm deep.

C Repair Method P4:

Repairing Splits/Cracks in Timber

For preparation, in lieu of item 2 of the standard specification, drill holes 10mm deep at both ends of the crack, then open the crack using the Mini-Profi router to a minimum of 10mm wide and 10mm deep.

D Repair Method P5:

Repairing Natural Flaws in Timber (Knots etc)

Follow standard specification.

E Repair Method P6:

Sealing Exposed End grain

Follow standard specification and apply Dry Shield SK.

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 **PAINTING 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.

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).

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).

- 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.
- 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.
- 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).
- 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.
- 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).
- 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.
- 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.
- 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.

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.
- 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.
- 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.
- 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.
- 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.
- 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.

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.

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.

- 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.

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.
- 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.
- 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.
- 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.

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 fascias and so forth. Scrape/remove all areas of loose/flaking paintwork, sand back

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.

- 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 contractors 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.
- 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), scaping/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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
 - J To the various past replacement double glazed windows, thoroughly clean the PVCu or powder coated aluminium frames with proprietary non-abrasive cleaner.
- On completion of the painting works, thoroughly clean and polish the glazing to
- K all windows and external doors, together with the external light fittings to the rear fire escape staircase and any other undecorated surfaces.

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.
- 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.
- 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.
- 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.

- At main roof level, provide suitable wire guards to the tops of of any vent pipes
- E where currently missing. Allow PROVISIONALLY 3 No.

- 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.
- 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.
- 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.

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.
- 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.
- 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.

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.
- 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.
- 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.
- 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.
- 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.
- 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.
- G Ditto to the ceiling and downstand beam to the third storey landing adjacent to the door openings to Flats 7 and 8.
- 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- N To the ground floor rear fire exit door, provide new brass escutcheon plate where missing.
- 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.
- 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.
- 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.
- R To the leading door to the outer main entrance doors, carry out 1 No. small piece-in repair to damaged stile in hardwood.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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.

- G Allow for temporarily removing the fire extinguishers and extinguisher brackets, setting aside and for refixing after the redecorations.
- 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.
- 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.

- 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.
- 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.

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.

COLLECTION

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Sub-total (The Preliminaries) £.....

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Sub-total (The Works) £.....

TOTAL (excl. VAT) £.....

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 <50cm³. Rate per repair.
- Repair volume 50-100cm³. Rate per repair.
- Repair volume 100-200cm³. 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.

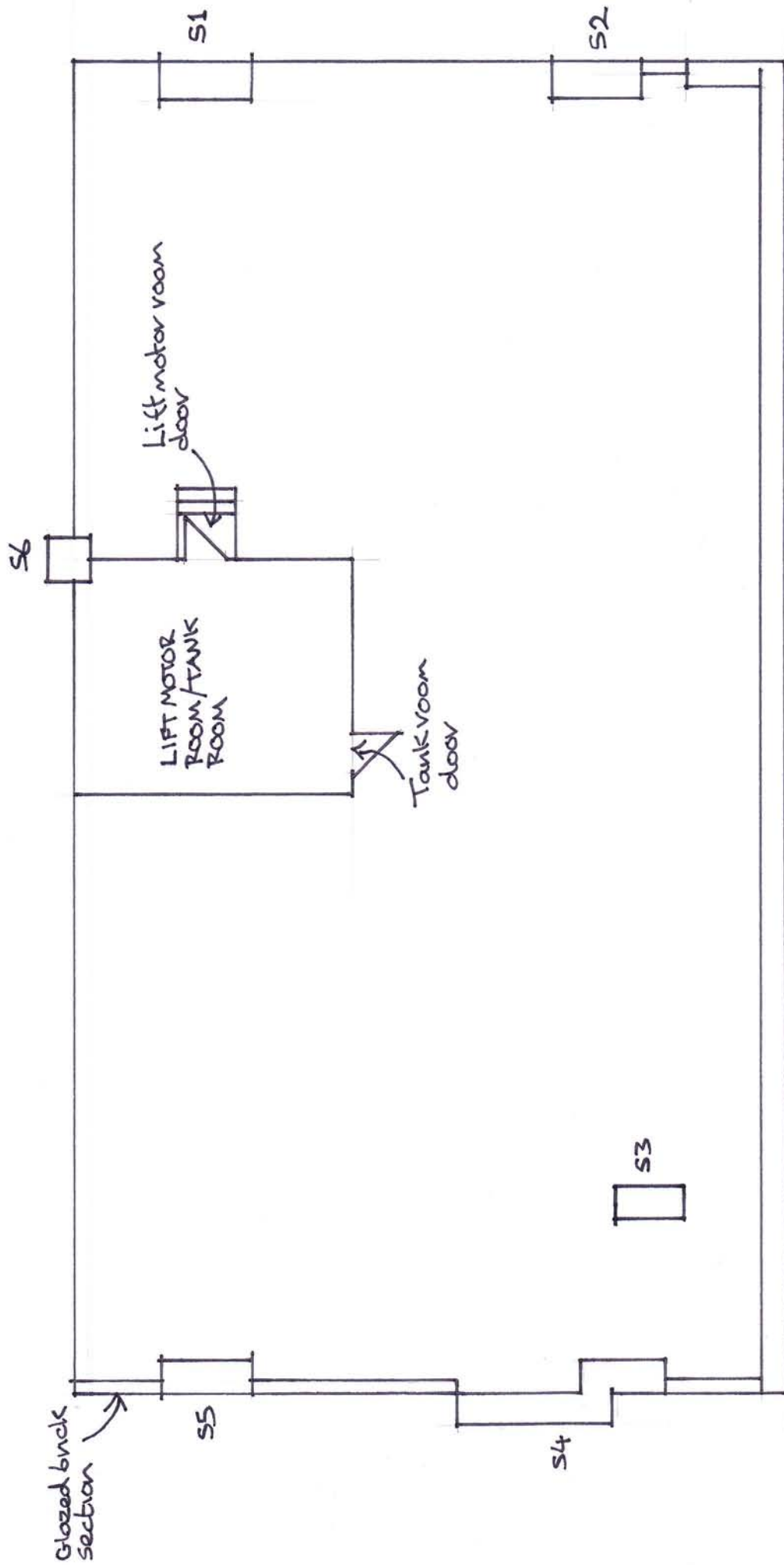
Size 350 x 250mm approx. (clear glass). Rate per pane.

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

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

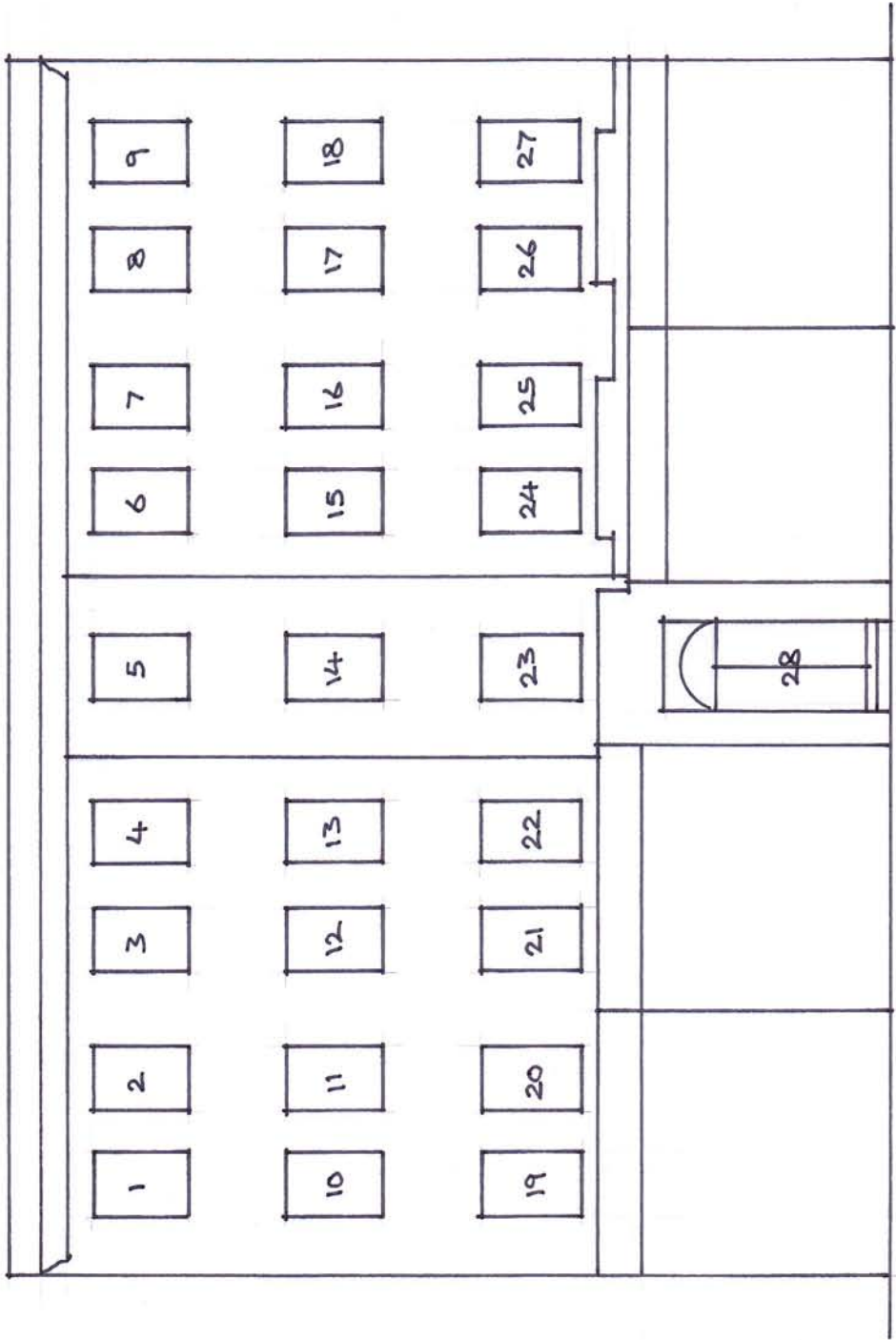
The contractor is to price the following Schedule of Repairs which will provide a schedule of rates for the valuation of the repairs to the pipework. The rates are not to be included in the tender figure for the works.

- 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.

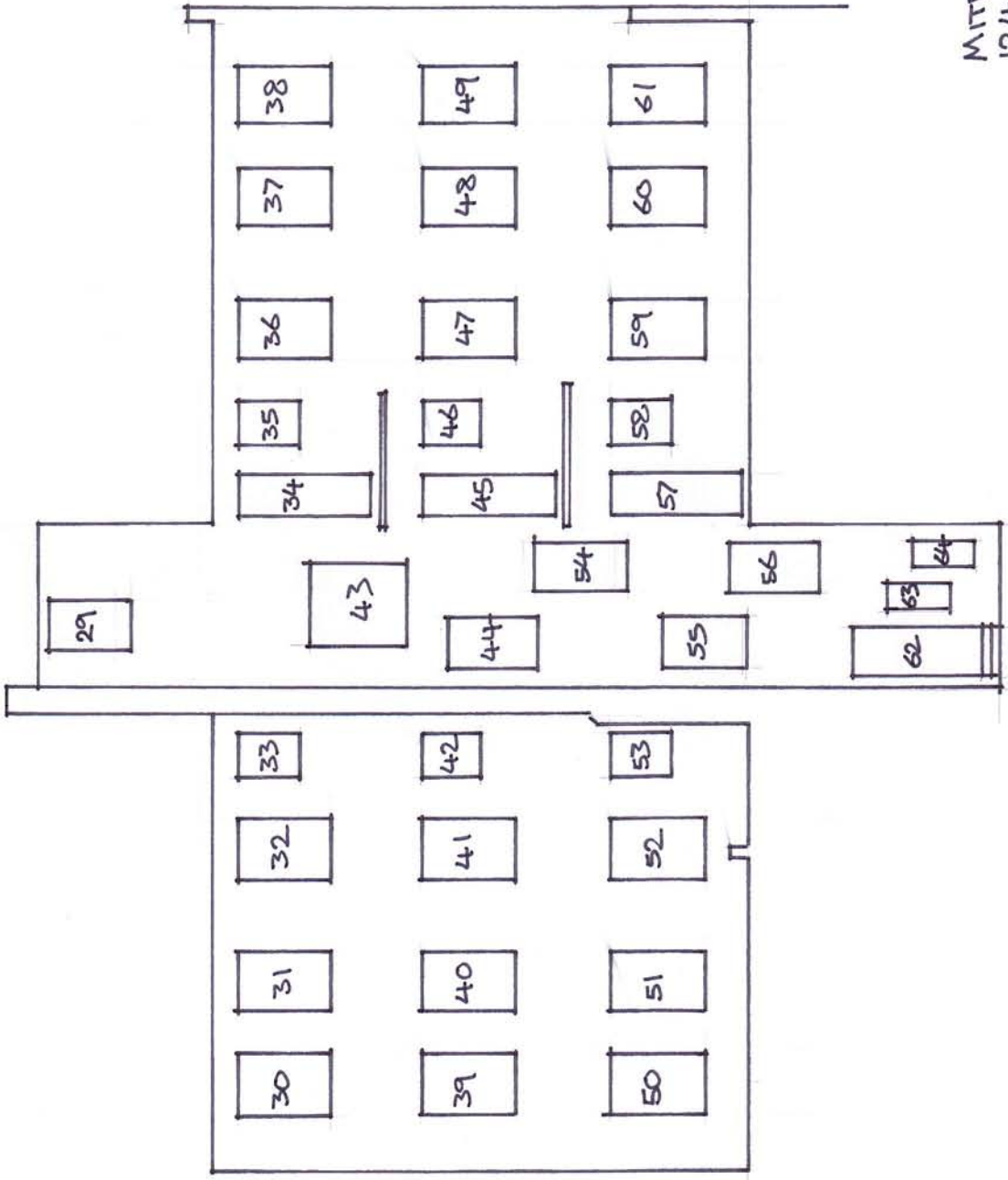


KINGS ROAD

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