# Performance Specification

* 1. The specifications on the next pages describe the works that forms this project. All items are to be individually priced.

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| **Item** | **Description** | **Qty** | **Unit** | **Rate** | **Total** |
|  | **SPECIFICATION** |  |  |  |  |
| **1.0** | **General Items** |  |  |  |  |
|  |  |  |  |  |  |
| 1.1 | This specification relates to the works at:  1-19 Dinsdale Court,  New Barnet,  Barnet,  EN5 1HD  These include works to demolish existing steel staircases and install new steel staircases including ancillary works and making good. |  | Note |  |  |
|  |  |  |  |  |  |
| 1.2 | All works are to be carried out in accordance with this specification, the relevant Building regulations and Building Standards. |  | Note |  |  |
|  |  |  |  |  |  |
| 1.3 | No deviations are to be made from this specification or other appended documents, without the prior instruction of the contract administrator. All products and materials are to be used in accordance with manufactures instructions. |  | Note |  |  |
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| 1.4 | The building will be occupied during the works, the areas affected by the works will be made clear and accessible. |  | Note |  |  |
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| 1.5 | All quantities within this specification are estimates only. The contractor should take detailed site measurements prior to submitting their tender and ordering materials. |  | Note |  |  |
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| 1.6 | The contractor is responsible for all setting out and checking all measurements at site prior to starting the works. |  | Note |  |  |
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| 1.7 | No materials, plant or waste are to be stored/placed outside the defined site areas without prior agreement from the client. |  | Note |  |  |
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| 1.8 | Works will only be permitted at the site between 08:30 to 17:30 Monday-Friday (excluding bank holidays). The clients’ express permission is required to work at other times. |  | Note |  |  |
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| 1.9 | Any item that involves works to breach fire compartmentation is to be deemed to include sealing and maintaining the fire rating of that building element. |  | Note |  |  |
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| 1.10 | The contractor should carry out the necessary measures and protect any areas which could be damaged by the works. If damage is made to these areas, the contractor is required to make the necessary repairs and make good. |  | Note |  |  |
| 1.11 | The contractor should carry out the necessary measures to comply with social distancing measures and the appropriate H&S measures in relation to all personnel on site and any residents & visitors on the site. This includes allowance for any one-way systems and contractor specific access routes. |  |  |  |  |
| **2.0** | **SITE PREPARATION** | **Qty** | **Unit** | **Rate** | **Total** |
| 2.1 | Allow to provide protection to all items adjacent to staircases against damage during the demolition and installation stages. This is to include windows, doors to properties, garage doors, any railings which are not to be removed, rainwater and foul drainage pipework and wiring affixed to the elevation. | 1 | Item |  |  |
| 2.2 | Allow to supply & fit boarding or similar across rear doorways to properties to prevent access or falling objects from the doorways during the works. Item to include any necessary fixings. | 1 | Item |  |  |
|  |  |  |  |  |  |
| 2.3 | Allow to remove and set aside chair lift at the foot of the north stairs, to be re-instated following works. | 1 | Item |  |  |
| **3.0** | **DEMOLITION / REMOVAL** | **Qty** | **Unit** | **Rate** | **Total** |
| 3.1 | Allow to remove and dispose of metal railings to base of middle and north staircase. Item to include breaking out concrete to remove fixing points. | 1 | Item |  |  |
| 3.2 | Allow to dismantle / demolish and remove from site 3No. steel staircases to the rear of Dinsdale court. Item to include removal of fixings and fixing plates attached to or within the elevation of the building which are not to be re-used. | 1 | Item |  |  |
|  |  |  |  |  |  |
| 3.3 | Allow to break out concrete foundations in order to remove the existing steelwork columns to the staircases. *THIS ITEM IS TO BE REVIEWED BY STRUCTURAL ENGINEER BEFORE BEING CARRIED OUT. FOUNDATIONS OF EXISTING STRUCTURE ARE TO BE RE-USED IF POSSIBLE* | 1 | Item |  |  |
|  |  |  |  |  |  |
| **4.0** | **installation preparation** | **Qty** | **Unit** | **Rate** | **Total** |
| 4.1 | Allow to prepare concrete hard standings to allow for installation of the new staircase support columns. Item to include breaking out further concrete to required dimensions of foundations. *THIS ITEM IS TO BE REVIEWED BY STRUCTURAL ENGINEER BEFORE BEING CARRIED OUT. FOUNDATIONS OF EXISTING STRUCTURE ARE TO BE RE-USED IF POSSIBLE* | 1 | Item |  |  |
| 4.2 | Allow to prepare openings around steelwork fixings to elevation. Item to include clearing brickwork and mortar to expose fixings for easier installation of new steelwork. | 1 | Item |  |  |
| 4.3 | Allow to reposition service affixed to elevation to allow installation of the new stairs and accommodate any altered fixing positions. Item to include temporary re-routing of rainwater downpipes and fixings to hold wiring away from works areas. | 1 | Item |  |  |
|  |  |  |  |  |  |
| **5.0** | **installation of new staircases** | **Qty** | **Unit** | **Rate** | **Total** |
| 5.1 | Allow to supply and install 3No. new steel staircases in accordance with structural engineers performance specification in Appendix B. Item to include:   * All necessary fixings * Any temporary supports * Any required alterations to elevations and ground to accommodate installation. | 1 | Item |  |  |
| 5.2 | Allow to supply and lay new concrete foundations to support new steelwork supports. Item to include any anti corrosion additives to reduce corrosion of steelwork. | 1 | Item |  |  |
| 5.3 | Allow to supply and install new railings to the perimeter of raised concrete platforms to match existing railings. Item to include all fixings and | 1 | Item |  |  |
| **6.0** | **making good** | **Qty** | **Unit** | **Rate** | **Total** |
| 6.1 | Allow to make good elevations around staircase fixing points. Item to include:   * Supply & fit of new insulation to replace any damaged or removed insulation. * Supply & fit of new brickwork to replace damaged brickwork removed. * Raking out and re-mortar of cracked or damage mortar to surrounding areas. | 1 | Item |  |  |
| 6.2 | Allow to make good all concrete platforms where new railings and steelwork fitted. Item to include sealing around steelwork, providing smooth finish to match existing concrete. | 1 | Item |  |  |
| 6.3 | Allow to supply and lay new asphalt covering to walkway of south staircase where new fixings installed. Item to include:   * Preparation of the existing surfaces * Supply & lay of asphalt * Detailing to new steelwork * Correct falls to existing outlets | 1 | Item |  |  |
| 6.4 | Allow to re-fix any removed, repositioned or removed rainwater downpipes and wiring affixed to elevations | 1 | Item |  |  |
|  |  |  |  |  |  |
| **7.0** | **COMPLETION** |  |  |  |  |
| 7.1 | Allow to remove boarding and protection to rear doors, windows and pipework. Item to include making good fixing points for boarding. | 1 | Item |  |  |
| 7.2 | Allow to remove all materials, tools and waste products from the site. | 1 | Item |  |  |
| 7.3 | Allow to repair or replace materials which are damaged due to storage, welfare, scaffold or footfall associated with the project including reseeding grass areas. | 1 | Item |  |  |
| 7.4 | Allow to re-fit platform lift to base of north staircase including testing. | 1 | Item |  |  |
| 7.5 | Allow to prepare Health and Safety file and provide to client on completion of works to include details of maintenance requirements for newly installed staircases. | 1 | Item |  |  |
|  | **totals** |  |  |  |  |
|  | **1.0 GENERAL ITEMS** |  |  |  |  |
|  | **2.0 SITE PREPARATION**  **3.0 DEMOLITION / REMOVAL**  **4.0 COMMUNAL WALKWAYS**  **5.0 INSTALLATION OF NEW STAIRCASES**  **6.0 MAKING GOOD**  **7.0 COMPLETION** |  |  |  |  |
|  | **Measured Works Total**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |  |  |  |
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