



LBB
CHARTERED
SURVEYORS

Specification for Fire Reinstatement Works

At:

**The Manor, Herringswell, Bury St. Edmunds, Suffolk, IP28
6SH**

**Prepared on behalf of:
Herringswell Residents Co Ltd**

**Prepared by:
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S Addis BSc (Hons) AssocRICS**

Date: June 2022

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Section One

Preliminaries and General Conditions

PARTIES

1.1 Employer

Herringswell Residents Co Ltd
c/o Encore Estate Management Ltd
2 Hills Road,
Cambridge,
CB2 1JP

1.2 Contract Administrator

LBB CHARTERED SURVEYORS
LANGLEY BYERS BENNETT
41-44 Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0HP
Tel: 020 7822 8850

Dimensions

- 1.3 The Contractor shall obtain and verify by site inspection all dimensions and quantities required in respect of the work.

DESCRIPTION OF WORKS

- 1.4 Fire Reinstatement Works

1.5 Site Address

The Manor, Herringswell, Bury St. Edmunds, Suffolk, IP28 6SH

- 1.6 A site visit shall be made by the Contractor. Arrangements for access should be made via the Contract Administrators (LBB Chartered Surveyors – 41-44 Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0HP - Contact Langley Byers Bennett 020 7822 8850)
- 1.7 The Contractor shall take note of the location and availability of mains services and make due allowance within their tender for the unavailability of any main services.
- 1.8 The accuracy and sufficiency of information contained in the tender documents is not guaranteed by the Employer or the Contract Administrator and the Contractor must ascertain for themselves any information they require to ensure the safety of all persons and the works.

CONTRACT

Contract documents will include

1.9 The Specification

1.10 JCT Minor Building Works Contract 2016 Edition with Contractors Design

Design elements are expected to include:

Electrical installation repair and reinstatement

1.11 **Contract Administrator**

LBB CHARTERED SURVEYORS

LANGLEY BYERS BENNETT

41-44 Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0HP

Tel: 020 7822 8850

1.12 **Principle Designer**

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LANGLEY BYERS BENNETT

41-44 Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0HP

Tel: 020 7822 8850

1.13 **Principle Contractor**

The Principle Contractor for the purposes of the CDM Regulations shall be the Contractor

1.14 **Adjudication**

Will Apply

1.15 **Arbitration**

Will Apply

1.16 **Legal Proceedings**

Will not Apply

1.17 **CDM**

The CDM Regulations 2015 apply

1.18 **Commencement**

To be agreed. As soon as possible.

1.19 **Completion**

To be agreed. LBB estimate a contract period of 8 weeks.

1.20 **Liquidated Damages**

£800 per week / part of week.

1.21 **Rectification Period**

6 months.

1.22 **Valuation Percentage**

95%.

1.23 **Penultimate Certificate Percentage**

97.50%

1.24 **Period for Supply of Documentation**

6 Months

1.25 **Contribution Levy and Tax Changes**

Will not apply.

| | |

1.26 Percentage for Fluctuations

Will not apply.

1.27 Contractors Insurance

Injury or damage to property

Insurance Cover to be not less than £5,000,000

1.28 Insurance of the Works and Property

5.4C Will apply.

1.29 Percentage to Cover professional Fees

N/A

Adjudication

1.30 The Adjudicator is

Person appointed by the president of the RICS.

Base Date

1.31 Tender Submission Date

Arbitration

1.32 Appointer of Arbitrator

Person appointed by the president of the RICS.

TENDER

- 1.33 Before tendering the Contractor shall ascertain the nature of the site access thereto and all local conditions and restrictions which are likely to affect the execution of the works. Additional monies will not be paid for works required due to the Contractor's lack of knowledge of the site and local conditions.
- 1.34 Tenders must remain open for consideration (unless withdrawn in writing) for not less than **six months** from the tender return date and have regard for the date for commencement and completion of works given above.
- 1.35 The Contractor shall submit a Method Statement / Programme within 7 days of request. Including Health and Safety Plans and Statements that may be required

MANAGEMENT OF THE WORKS

- 1.36 The Contractor is provided with occupation of the site on the understanding that it is solely used for the purpose of carrying out the works and the property shall be fully vacated upon completion of the works or earlier determination of the contract and returned back to the Employer in a condition equivalent to that at the start of the contract. The Contractor shall be liable for any damage caused to the property and should consequently take reasonable steps to protect the property from damage that may arise as a result of the work.

1.37 Working Hours

Works cannot be carried out outside the following hours:

Monday - Friday 8am - 6pm

Saturdays - 8am - 1pm

Temporary Services

- 1.38 The Contractor shall maintain also adapt and move temporary works and services as necessary and remove when no longer required. The Contractor shall make good upon removal. The Contractor shall ensure that the water is provided in suitable location and quality for use and shall make due provision for delivering it to the appropriate locations.
- 1.39 The Contractor shall ensure that there is appropriate means for obtaining power or make due provision for delivering it to the appropriate locations.

Scaffolding and Protection

- 1.40 The Contractor shall make due provision for all temporary fences, hoardings, screens, fans, scaffolding, platforms, hoists and access or other protective measures considered necessary as a result of the works for the proper execution of the works and the protection of the occupants, employer, site visitors, work force or other site visitors. The Contractor is encouraged to consider the use of cradles, hoists or mobile platforms wherever possible to reduce the cost of Preliminaries.
- 1.41 The Contractor shall describe the means by which access is to be provide or provide alternative methods and costings for the Employer to consider.

- 1.42 The Contractor will accept full responsibility for stability and structural integrity of the work during the contract and support as necessary. The Contractor shall prevent over loading.
- 1.43 Protect all types of work and all parts of the works including work carried out by others throughout the contract period. Wherever the fabric is of a vulnerable or fragile nature is exposed to unusual risks provide specialist protection to ensure damage does not occur.
- 1.44 Prevent the work from becoming wet or damp where this may cause damage. Dry out areas of work including new and existing materials thoroughly before use.
- 1.44a The contractor shall take over the responsibility of the continued supply of the existing scaffolding and temporary roof over flat roof commencing from the commencement date to completion. Contact Details:
 Keith Manion
 Kam Scaffolding
 Mobile: 07900905337 or 07399321116
 1 the Furrells,
 Linton,
 Cambridge,
 CB21 4JJ
- 1.45 Adequately protect and preserve all planting, lawns, shrubs and trees except those which are to be removed. Allow for cutting back plants where this is necessary in order to obtain proper access to the works.
- Insurance Claims**
- 1.46 If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the works or injury or damage to persons or property arising out of the works the Contractor shall forthwith give notice in writing to the Employer and the Contract Administrator and the insurers. The Contractor shall indemnify the Employer against any loss which may be caused by failure to give such notice.
- Services & Work by Statutory Authorities**
- 1.47 The Contractor shall liaise with all local and statutory authorities and allow for general attendance upon them when attending site. The Contractor shall pay all charges licences deposits or fees in connection with the following additional or temporary services
- a Water mains services
 - b Gas mains services
 - c Electrical mains services
 - d Telephones mains services
 - e All data services
- 1.48 Any work to be carried out which affects new or existing services must be in accordance with all by laws, Building Regulations or other statutory authority standards.
- 1.49 Mechanical and electrical services must have final test commissioning carried out so that they are left in safe full working order at practical completion. If necessary electrical test and commission reports and certificates must be handed to the Contract Administrator at practical completion.
- 1.50 Before commencing check position of all existing services, intakes, meters etc.

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Item

Standard of Materials and Workmanship

- 1.51 Where and to the extent that materials products or workmanship are not fully detailed or specified they are to be of a standard appropriate to the works and suitable for the functions stated in or reasonably to be inferred in the documentation and in accordance with good Building Practice, Codes of Practice and British Standards.
- 1.52 Products are to be new unless otherwise specified.
- 1.53 Products are to be of a consistent kind, size, quality and overall appearance.
- 1.54 Products are to be (so far as possible), from the same source. Materials from different of colour batches may not be accepted.
- 1.55 Materials shall be handled, stored, prepared, used and fixed in accordance with manufacturers' current printed or written recommendations. The Contractor shall inform the Contract Administrator if these conflict with any specified requirement.
- 1.56 The Contractor's tender will be deemed to be based upon the product specified and recommendations on the use given in the manufacturer's literature current at the date of tender.
- 1.57 The Contractor shall check the products are of the correct size. Where tolerances are critical they shall measure to ensure compliance.
- 1.58 The Contractor shall check the products arrive in a clean undamaged and good condition and that products of limited life are not out of date.
- 1.59 The Contractor shall keep the products clean and free from contamination. Prevent staining chipping scratching and other disfigurement particularly in products exposed to view in the finishing work. The Contractor shall protect materials adequately from rain, damp, frost and other elements as appropriate.
- 1.60 Where BS8000 gives recommendations on working methods compliance will be deemed to be matter of industry good practice and not a requirement of the Contract Administrator. If there is any conflict or discrepancy between the recommendations of BS8000 and the project documents or Contract Administrator instructions the Contractor shall seek clarification from the Contract Administrator.
- 1.61 The Contractor shall ensure that all operatives are appropriately skilled and experienced for type and quality of work.
- 1.62 Components and products are inspected carefully before fixing or using and rejecting any which are defective. All components and products are carefully fixed or laid securely, accurately and in alignment.
- 1.63 All moving parts can be operated properly and freely and that they do not cut, grind or plain pre-finished components and products.
- 1.64 The Contractor shall check the levels and dimensions of the site and working area against those shown on drawings and record the results. The Contractor shall notify the Contract Administrator in writing of any discrepancies and obtain further instructions before proceeding.

1.65 The Contractor shall arrange a setting out and erection of components and application of finishes to ensure satisfactory fit at all junctions with no practically or visually unacceptable changes in plain, line or level and a true regular finished appearance.

1.66 Where satisfactory or accurate fit or appearances are unlikely to be obtained the Contractor shall advise the Contract Administrator as early as possible.

Existing Defective Work

1.67 Defects in existing construction are to be reported to the Contract Administrator immediately. The Contractor shall obtain further instructions before proceeding with works which may cover up or hinder access to the defective construction or be rendered abortive by the carrying out of remedial work.

1.67a The Contractor is to undertake a photographic Schedule of Condition of the property, windows and any adjacent paths, boundaries, external surfaces etc. adjacent to the working areas prior to commencement of any works and supply this information to the Contract Administrator. Any damage caused by the contractor to be rectified adequately prior to Practical Completion.

1.68 Where it becomes more apparent that work or products are not in accordance with the Contract Documents or appear they may not be in accordance with the Contract Documents the Contractor shall submit proposals to the Contract Administrator for opening up, inspecting, testing, making good and any appropriate adjustments to the contract sum.

Working Area

1.69 Before starting any section of work the Contractor shall ensure that:-
Previous work is appropriately complete in accordance with the project documents, to a suitable standard and in a suitable condition to receive further work.

a All necessary preparation work has been carried out including provision for services, opening supports, fixings, damp proofing, priming and sealing.

b Environmental conditions are suitable and that the area is weather tight.

c All necessary precautions are to be taken to prevent damage to the work from front, rain and other environmental hazards.

Security

1.70 The Contractor shall adequately safeguard the site, the works, products, materials, plants and any existing buildings affected by the works from damage and theft.

1.71 The Contractor shall take all reasonable precautions to only allow access by authorised persons to the site.

1.72 All site personal are to carry identification and clearly and unambiguously identify themselves if asked for identification from residents, employer, portorage or site security staff.

1.73 Where scaffolding or other access equipment is used and is to be retained whilst the site is unmanned the Contractor shall provide a security and alarm system to prevent access to any area of the works. The alarm system is to be to the prior approval of the Contract Administrator and, in any event to the following minimum requirements:

1.74 Protect the first scaffold lifts with an audible alarm

Trespass

1.75 Prevent trespass under any circumstances onto adjacent properties. Take all precautions to prevent damage to adjoining property. Obtain written permission from owners if requiring to erect scaffold on or over adjoining property and pay all charges.

Health and Safety

1.76 The Contractor shall make full allowance for the safety of the occupants, users or visitors and provide all necessary protection, warnings etc. in full compliance with statutory Health and Safety requirements.

1.77 The Contractor shall work generally in a manner to minimise health and safety hazards.

1.78 The Contractor shall work in accordance with Health and Safety requirements.

1.79 The Contractor shall co-operate with the Contract Administrator or Principle Designer in the preparation of the Health and Safety plan including:

- a Receiving and checking risk assessment and assessing risk.
- b Preparation of draft plan.
- c Liaison with Contract Administrator and CDM Coordinator to approved plan.
- d Carry out all works on site in accordance with the requirements of that plan and all Health and Safety legislation.
- e Maintain copies of the Health and Safety plan on site and monitor the execution of the works against the plan.
- f Advise the Contract Administrator or CDM Coordinator of any breaches of the Health and Safety plan occur or if they believe any specified work is likely to cause a contravention at the earliest opportunity.
- g The Contractor shall advise the Contract Administrator of all Health and Safety provisions and procedures including those related to the materials which may be used and which may require the compliance of the employer or his representatives when visiting site.
- h The Contractor shall provide all protective clothing and equipment for the employer, Contract Administrator as appropriate.

Nuisance

1.80 Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, material and other causes including the delivery of materials to and from the site.

1.81 Where existing buildings are occupied or used during the Contractor shall carry out the works without undue inconvenience and nuisance to the occupants and users.

Fire

1.82 Take all necessary precautions to prevent personal injury and damage to the works, the property or adjacent properties from fire.

Rubbish

1.83 Remove rubbish, debris, surplus materials and regularly to keep the site, the building and adjacent buildings and areas clean and tidy.

1.84 Ensure that non hazardous waste is disposed of in a manner approved by the Waste Regulation Authority.

Practical Completion

- 1.85 The Contractor shall give the Contract Administrator at least one week notice of practical completion the whole or parts of the works.
- 1.86 At practical completion and immediately subsequently the Contractor shall:
- a Make good all damage consequent upon the work.
 - b Remove all temporary markings and protective coverings.
 - c Clean the works thoroughly inside and out including all accessible ducts and voids.
 - d Remove all splashes, deposits, effluence.
 - e Remove rubbish and surplus material.
 - f Cleaning materials and methods to be as recommended by manufacturers of products being cleaned and to be such that there is no damage or disfigurement to finishing and decorating materials.
 - g Touch up minor faults in decorations carefully matching colour. Repaint badly marked areas to corners, brakes or junctions.
 - h Adjust ease and lubricate all moving parts to ensure easing and proper operation including all doors, windows, drawers, ironmongery, appliances, valves and controls.
 - i Leave the work area secure, label all keys and return of Contract Administrator.

Making Good Defects

- 1.87 The Contractor shall make arrangements with the Contract Administrator and give reasonable notice for the dates for access to various areas of work for the purpose of making good defects. The Contractor shall inform the Contract Administrator where the remedial works to the various parts of the property are completed.

Materials & Workmanship

Roofing

Pitched Roofs Generally

- 1.88 Check the supporting roof structure to be roofed upon is in a suitable state to receive roof covering. It must be free from harmful conditions such as decay and must be structurally sound. Report any defects uncovered to CA.

- 1.89 Comply with tile / slate manufacturers fixing instructions for each product.

- 1.90 Set out to give true lines and regular appearance fitting neatly at all edges, junctions and features.

- 1.91 Repair any defects as quickly as practicable to minimise damage and nuisance.

- 1.92 Keep gutters, pipes and all adjacent areas free of debris and clean out at completion.

Underlays

- 1.93 Handle carefully to prevent tears and punctures and repair with adhesive tape any which do occur.

- 1.94 Vertical laps not less than 100 mm wide, coinciding with supports. Horizontal laps of the dimensions specified. Where a horizontal lap occurs the lap should be sealed using the integral double glue strips provided; peel off the protective backing and press the glue strips firmly together using the hand to form a sealed joint.

- 1.95 Fix with extra large head fixings, keeping the number of perforations to a minimum.

- 1.96 Where pipes and other components penetrate the underlay, use proprietary underlay seals.

Battens

- 1.97 Sawn softwood, species to BS 5534, clause 4.12.1. Grading to BS 4978, clause 5 or 9. Moisture content not more than 22% at time of fixing.

- 1.98 To be in straight horizontal lines aligned on adjacent areas with battens to be fully supported over no less than 3 supports. Batten joints to be square cut and butted centrally on supports.

- 1.99 Treat with preservative treatment in accordance with BS 8417, being suitable for Hazard Class 2.

Tiles

- 1.100 Lay tiles broken bond in even courses with tails aligned.

- 1.101 Nail and use tile, eaves, and verge/valley clips as and where set out in the manufacturers instructions.

- 1.102 Cut tiles only where necessary with an appropriate tool to give straight, clean edges.

Edges. Flashings, Leadwork Etc.

- 1.103 Fix edge slates and fittings securely to give neat, true lines.
- 1.104 Ensure that all leadwork (flashings, soakers, aprons etc.) are fixed with or immediately after the tiling and are neatly and securely fixed and adequately lapped / jointed and dressed down.
- 1.105 Use code 4 and 5 lead sheet as appropriate.
- 1.106 The fixed edge of any lead flashing into masonry must be adequately fixed, and sealed using suitable products in accordance with manufacturers instructions where appropriate. The free edge of a lead flashing must always be adequately and securely fixed typically using suitable clips. The material used for the clips, their spacing and the method of fixing will depend on the site exposure.
- 1.107 Ensure that any widths of lead or laps in the lead work either horizontal laps or side laps over lead or the slates are sufficient for the application, roof pitch, and site exposure.
- 1.108 As soon as practical, a smear coating of patination oil should be applied to the lead evenly in one direction and in dry conditions.
- 1.109 All leadwork to be fitted in accordance with guidance and recommendations from the Lead Sheet Association.

**Flat Roofs Generally
Waterproofing layers**

- 1.110 **Removing Existing**
Areas to be removed: See Schedule of Works.
Existing roof: Do not damage.
Timing: Only remove sufficient area as will be replaced and made weathertight on same day.
- 1.111 **Making Good Works**
Existing items to be removed: Cut out and make good as for new; replace with new as specified.

Defective areas of existing roof: Carefully remove
Substrate: Clean and dry.
Separating membrane: Make good.
- 1.112 **Preparation works**
The surface should be even and dry and any nails should be punched, or screws countersunk, below the surface.

Any penetrations for drainage, services, rooflights etc, should be formed before the waterproofing layer is applied

The manufacturer's recommendations for the preparation, including priming upstands, roof outlets, etc. should be followed to achieve a satisfactory bond with the waterproofing layer

The manufacturer's recommendations for conditioning, and unrolling membranes in advance of laying, should be followed.

1.113 Environmental conditions

Membranes should not be installed or handled when the product temperature and the air temperature is 5C or less unless otherwise agreed with the manufacturer

Self-adhesive bitumen membranes should not be installed or handled below 5C, unless otherwise permitted by the manufacture

Membranes should not be installed on damp or frosted surfaces or when any rain, sleet or snow is falling.

1.114 Waterproofing layer

Secured in a manner that resists the wind uplift

Secured in a manner that allows expansion of metal decks

Installed in accordance with the design and the manufacturer's recommendations

Installed by a specialist roofing contractor approved by the manufacturer, where a proprietary system is used

Installed by the same contractor who installs the air and vapour control layer, insulation and surface finish

Checked by the contractor to ensure that the deck and insulation boards are waterproofed at the end of each day with 'night joints' and before inclement weather

Installed so that membrane laps near outlets do not impeded drainage i.e. outlets should be recessed to avoid forming a raised lip with the waterproofing layer

Installed so that successive layers do not trap water.

1.115 Inverted roofs

Do not be used for slopes greater than 10 degrees

Lay on a deck with no back falls or ponding

Designed to support the loads, particularly from ballast needed to retain insulation

Ballasted to the depth specified in the design to resist wind uplift, flotation and provide fire protection, using minimum 40mm paving slabs or 20-40mm diameter rounded shingle ballast minimum 50 mm deep, subject to any other requirements to meet fire protection measures

Installed with a separating layer between the waterproofing layer and inverted warm roof insulation where required by the membrane manufacturer.

1.116 Mastic Asphalt

Install to BS 6925, type 988 T25, 20mm thick on the flat and installed on black sheathing felt

3 x 10mm layers on horizontal surfaces and 3 layers with a total thickness of 20mm on vertical surfaces, for green roofs.

Polymer modified asphalt should be assessed in accordance with Technical Requirement R3.

1.117 Single-ply membrane

Either bonded to the insulation, mechanically fixed to the deck or loose laid, and sealed and ballasted. Fixing methods should be in accordance with the manufacturer's recommendations

Welded at laps using either hot air or a specific solvent with or without taped seams

Designed and installed in accordance with SPRA guide

Assessed in accordance with Technical Requirement R3

1.118 Liquid applied membranes

Selected and applied in accordance with the Liquid Roofing and Waterproofing Association's guidance notes.

Applied in accordance with the manufacturer's recommendations

Assessed in accordance with Technical Requirement R3

Brickwork

Bricks

1.119 Re-using reclaimed bricks from demolitions and cutting away on the site will be approved for re-use only if they are free from fungus, have no deep or extensive cracks, or damaged corners or arrisses, and are free from old mortar.

1.120 Where required, obtain samples of bricks to be used in external brickwork to CA approval. Keep samples on site.

1.121 Where required form sample panels of brickwork and pointing to CA approval. Give notice to CA prior to the removal of any sample panels.

1.122 Mortar and Pointing

To be mix as specified. Ensure that the mortar for the repair is the same strength or weaker than the existing.

1.123 Comply with the general requirements of BS 6270 and use the particular method of repair specified in the Part and Section of BS 6270 for the surface repair of: - mortar joints (Part 1, Section 3, paragraph 13) - brickwork (Part 1, Section 3, paragraph 14.3).

Brickwork and Brickwork Repairs Generally

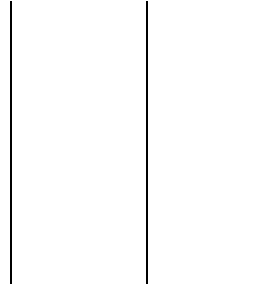
1.124 Ensure that the inner and outer skins of brickwork are properly bonded together; carry out remedial work as necessary using a suitable method of non-ferrous ties. Agree method with CA prior to commencing work.

1.125 For algae and lichen, apply a biocide as approved by the Advisory Committee on Pesticides following Health and Safety Executive guidelines and COSHH Regulations.

1.126 Keep courses level and perpends vertical and in line with existing courses; plumb with all wall faces, angles and features.

- 1.127 Adjust joint thicknesses to match the existing. Set out repairs carefully to achieve satisfactory junctions with existing brickwork / elements. Repairs are to match the existing bond. Additional ties / reinforcement are to be inserted to ensure patched brickwork is securely integrated. Unless stated otherwise 112 mm walls are to be in stretcher bond, and other brickwork in Flemish bond.
- 1.128 Backing brickwork to faced walls is to be in the same bond as the facework.
- 1.129 Facing brickwork to be pointed later on a full bed of mortar and fill all frogs and joints; rake out as the work proceeds. Lay facing brickwork on a full bed of mortar and fill all frogs and joints; strike off joints as the work proceeds; tamp lightly with a stiff bristle brush when nearly dry to match weathered pointing.
- 1.130 Lay general walling brickwork on a full bed of mortar and fill all frogs and joints; strike off joints with a trowel as the work proceeds. Lay single frogged bricks frog uppermost and double frogged bricks with the deeper frog uppermost.
- 1.131 When stitching remove all mortar from all faces of the hole. Do not damage the arrisses of the retained brickwork - install reinforcement / ties where specified. Fill holes with facing brickwork to match existing - point to match in with the wall.
- 1.132 Repair of brick arches is to be carried out by a qualified craftsman bricklayer experienced in repair/renovation of gauged brickwork. Install temporary support and centring as necessary to support existing and new voussoirs. Carefully cut out damaged voussoirs - bed new voussoirs with lime putty between them, and bedding mortar behind - point with lime putty. Where one or two voussoirs have dropped but are still sound - clean off the remaining mortar using a purpose made or hacksaw blade - ease the bricks back into position - wedge with a sliver of lead or slate - point in lime putty.
- 1.133 Where keyed pointing rake out joints to a depth of 20 mm as the work proceeds. Point and form joints to approved profile with mortar in a continuous operation as scaffolding is taken down.
- 1.134 Where fine pointing gauged brickwork and other fine joints - lay a strip of carpet tape over the joint to be pointed - slit the tape into the joint with a sharp knife, and press the edges of the tape into the cut - point with mortar mix as specified. Press the mortar home with a pointing key until the joint is full - strike off and peel off the tape.
- 1.135 Repointing. Clean out joints to a minimum of 25 mm using hand, not power tools - Do not use angle grinders for cutting back joints - tamp or hand grout empty joints with mortar to a depth of 25 mm from the face of the masonry - clean the prepared face using a bristle brush flush the joint out thoroughly with clean water, taking care to avoid saturation - remove all dust and loose material working from the top to the bottom of the wall - Lightly wet the joints and point neatly in the appropriate mortar mix. Brush over lightly with a stiff bristle brush or dab with a piece of coarse sacking after the initial set has taken to leave a slightly textured finish.

1.136 Prepare joints for tuck pointing or re-pointing as above. Mortar to match the colour of the brick - finish with a flush face - immediately afterwards cut a 3 mm deep groove carefully along each joint, width to match existing or approved sample - tuck in the groove with the aid of a pointing rule and a flat-edged jointer, with lime putty gauged with a small amount of silver sand - allow the putty to project 3 mm or to match existing brickwork adjoining - cut both top and bottom joints off neatly - form the bed joints first, followed by the vertical joints.



Decorations

1.137 Exterior Joinery

Manufacturer: Dulux

Range: Weathershield (to Contract Administrator's approval)

Surface(s): Joinery externally.

Preparation: As preparation generally and as per manufacturers instructions and guidance.

Remove all defective existing finishes as set out in the specification.

Initial coat(s): Prime.

Finishing coats: 2 undercoats and 1 top coat.

1.138 Exterior Metalwork

Manufacturer: Dulux

Range: Metalshield

Preparation: As preparation generally and as per manufacturers instructions and guidance.

Remove all defective existing finishes as set out in the specification.

Initial coat(s): Prime on bare metal.

Finishing coats: 2 top coats.

1.139 Exterior Masonry Paint

Manufacturer: Dulux

Range: Weathershield Fungicidal Wash

Range: Primer coat(s) - Weathershield stabilising primer.

Top coats – Weathershield All Seasons trade masonry paint.

Surface(s): Concrete render and brickwork externally.

Preparation: As preparation generally and as per manufacturers instructions and guidance.

Remove all defective existing finishes as set out in the specification.

Scrape off all loose and debonded existing paint finishes to provide smooth surface for re-coating.

Report defective render / stucco work to CA.

Initial coat(s): 1 coat of stabilising primer.

Finishing coats: Provisionally 2 coats but additional coats may be required.

1.140 Internal Plaster Finishes

Manufacturer: Dulux

Range: Ceilings - Dulux Trade Matt. Walls - Dulux Trade Diamond Matt

Surface(s): Joinery internally.

Preparation: As preparation generally and as per manufacturers instructions and guidance.

Remove all defective existing finishes as set out in the specification.

Initial coat(s): Mist / prime on bare . New plaster.

Finishing coats: 1 undercoat and 1 top coat.

1.141 Internal Joinery

Manufacturer: Dulux

Range: Dulux Trade Diamond Satinwood

Surface(s): Joinery internally.

Preparation: As preparation generally and as per manufacturers instructions and guidance.

Remove all defective existing finishes as set out in the specification.

Initial coat(s): Prime on bare timber.

Finishing coats: 1 undercoat and 1 top coat.

1.142 Internal Metalwork

Manufacturer: Dulux

Range: Dulux Trade Metalshield Gloss

Preparation: As preparation generally and as per manufacturers instructions and guidance.

Remove all defective existing finishes as set out in the specification.

Initial coat(s): Prime on bare metal.

Finishing coats: 1 undercoat and 1 top coat.

All Decoration Preparation Generally

1.143 Comply with BS 8000: Part 12, Section 2 and additional requirements in this specification.

1.144 When removing or partially removing coatings, use methods which will not damage the substrate or adjacent surfaces or adversely affect subsequent coatings.

1.145 Materials used in preparation to be types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.

1.146 Apply oil based stoppers / fillers after priming. Apply water based stoppers / fillers before priming unless recommended otherwise by manufacturer. Patch prime water based stoppers/fillers when applied after priming.

1.147 Ensure that doors and opening windows, etc. are "eased" as necessary before coating. Prime any resulting bare areas.

1.148 The Contractor shall ensure all windows and doors that become paint stuck are freed so that all windows working prior to the works operate properly after redecoration.

1.149 The Contractor shall schedule all defective joinery & broken glazing and paint stuck or inoperable windows and doors prior to the commencement of the works on site.

1.150 The Contractor will be responsible for liaising with lessees to enable windows and doors to be decorated in an open position. The Contractor shall be responsible for taking reasonable steps to arrange access convenient for the leaseholders and liaising with them by telephone and written notices given occupiers one week's notice of access being required.

1.151 The Contractor shall prepare a schedule reporting any major repairs considered essential to tenants windows and doors, provide estimated repair costs and report them to the Contract Administrator in the format shown at the end of this Specification.

Suitability of Surfaces and Conditions

1.152 Application of coatings will be taken as acceptance of the suitability of surfaces and conditions within any given area to receive the specified coatings.

Fixtures

1.153 Before commencing work, remove all fixtures and fittings, set aside and replace on completion.

Ironmongery

- 1.154 Remove all old paint and varnish marks from existing ironmongery. Thoroughly clean and polish before refixing.
- 1.155 In addition to general preparation and at an appropriate stage, remove residual rust with suitable chemical treatment, applying primer or patch primer as soon as it has cured.

Existing Painted Windows and Doors

- 1.156 Remove existing paint to the extent specified or instructed.
- 1.157 Thoroughly clean junctions between previously painted surfaces and glass.
- 1.158 Remove old paint splashes and old paint encroaching beyond the sight line.
- 1.159 Remove loose and defective putty.
- 1.160 When dry, patch prime, reputty and paint as soon as sufficiently hard.

Pointing / Sealant to Existing Frames

- 1.161 Remove defective sealant pointing.
- 1.162 Thoroughly clean the joint recess, remove all dust and seal joint surfaces as recommended by sealant manufacturer.
- 1.163 Check that depth of joint is approximately half its width, and adjust using recommended backing strip if necessary.
- 1.164 Repoint neatly using mastic gun during dry conditions when the ambient temperature is above 5 deg C.
- 1.165 Sealant manufacturer and reference: To Contractor's choice.

Putty Glazing

- 1.166 Allow putty to set for 7 days then, within a further 14 days, seal with an oil based primer. Ensure that putty is fully protected by coating system as soon as it is sufficiently hard.

Section One
Preliminaries and General Conditions

Collection Page

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Total to Summary

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Section Two
Schedule of Works

Note Roof works are to the areas as marked on roof slope drawing (appended). Roof slopes lettered.

Note

2.1 Strip Out and Enabling Works

Roof Coverings

2.1.1 Carefully remove all roof, and ridge tiles. Check and set aside all sound tiles for re-instatement. Dispose of broken, excessively laminated or scorched tiles.

1

Item

2.1.2 Carefully remove all battens, any undersarking and insulation, and all close boarding and dispose.

1

Item

2.1.3 Carefully remove all leadwork, flashings etc (NOT the flat, lead covered roofs as marked on plan in Appendix) and dispose.

1

Item

2.1.4 Carefully remove all cast iron rain water gutters, noting the positions they were in, and set aside for re-instatement.

1

Item

2.1.5 Carefully remove the leaded light metal windows and frames in the dormer window to the kitchen (flat 10) and set aside for re-instatement.

1

Item

Roof Structure

2.1.6 Noting the exact sizes and positions of all roof timbers to the kitchen roof (flat 10) and adjoining roof behind (as indicated in the plan in Appendix - Slopes A,B, E, F, G, H, O), remove all roof timbers including the dormer window structure and roof to the kitchen and dispose.

1

Item

2.1.7 With all remaining roof timbers now exposed, carry out a detailed survey of the roof with CA in attendance and provide a written report as to the condition of the remaining timbers and provide to the CA.

1

Item

2.1.8 Allow a Provisional Quantity to cut out fire damaged rafter ends and prepare for splicing in new.

50

no.

2.1.9 Allow a Provisional Quantity to cut out fire damaged sections of ridge board and prepare for splicing in new.

10

no.

2.1.10 Include for all temporary propping and support whilst repairs are undertaken.

1

Item

| | | |
|---|---|------|
| Apartment 10 | | |
| Furniture and Possessions | | |
| 2.1.11 Carefully pack away all contents of the apartment and take to secure storage facility off site . | 1 | Item |
| Ceilings | | |
| 2.1.12 Strip all plasterwork to all ceilings throughout the apartment. | 1 | Item |
| Walls | | |
| 2.1.13 Strip all plasterwork and tiling to all walls throughout the apartment. | 1 | Item |
| 2.1.14 Allow to protect the fireplace and hearth in the kitchen whilst works are underway | 1 | Item |
| Floors | | |
| 2.1.15 Lift and dispose of all floor coverings throughout the apartment. | 1 | Item |
| 2.1.16 Carefully lift and set aside all hardwood floors for reinstatement. | 1 | Item |
| 2.1.17 Carefully lift floor boards / sub-floor to access floor void. Set aside floor boards for re-instatement. | 1 | Item |
| 2.1.18 Remove any insulation or other material found in the floor void and dispose. | 1 | Item |
| 2.1.19 With all floor joists now exposed, carry out a detailed survey of the floor structure with CA in attendance and provide a written report as to the condition of the remaining timbers and provide to the CA. | 1 | Item |
| Joinery | | |
| <u>Doors</u> | | |
| 2.1.20 Check all doors for damage, warping etc and report to the CA | 1 | Item |
| <u>Windows</u> | | |
| 2.1.21 Check all window casements and frames for damage, warping etc and report to the CA | 1 | Item |
| <u>Kitchen</u> | | |
| 2.1.22 Strip entire kitchen. Remove all units, worktops, fittings and all appliances and dispose. | 1 | Item |
| <u>Other Joinery</u> | | |
| 2.1.23 Carefully remove skirtings and set aside for re-instatement | 1 | Item |
| 2.1.24 Carefully remove architraves and set aside for re-instatement | 1 | Item |
| 2.1.25 Carefully remove dado and picture rails (where fitted) and set aside for re-instatement | 1 | Item |
| 2.1.26 Carefully remove services cupboard and set aside for re-instatement | 1 | Item |

| Services | | |
|--|---|------|
| <u>Sanitary</u> | | |
| 2.1.27 Strip and dispose of kitchen sink and all associated pipework. | 1 | Item |
| 2.1.28 Check remaining sanitary fittings and pipework to bathroom. Report any defects to CA. | 1 | Item |
| <u>Electrical</u> | | |
| 2.1.29 Strip complete electrical installation back to intake / meter / consumer unit within apartment | 1 | Item |
| 2.1.30 Provide temporary supply for tools, plant and lighting for duration of works. | 1 | Item |
| <u>Gas</u> | | |
| 2.1.31 Check and pressure test existing gas pipework for soundness. Report any defects to CA. | 1 | Item |
| <u>Mechanical</u> | | |
| 2.1.32 Remove all radiators and set aside for re-instatement. | | |
| 2.1.33 Remove existing boiler, cylinder, pumps, valves, immersion heater and controls etc. | 1 | Item |
| 2.1.34 Check and pressure test existing mechanical pipework (heating, hot and cold water) for soundness. Report any defects to CA. | 1 | Item |

2.2 Roof Structure Reinstatement Works (All Provisional)

| | | | | |
|--|----|-------------|---|-------|
| 2.2.1 Using tanalised timbers, sized and positioned exactly as the originals, rebuild the two roof sections previously removed. | 1 | Item | | |
| 2.2.2 Allow the provisional sum for rebuilding kitchen dormer (flat 10) to exactly match existing arrangement and in compliance with Architect's drawings (to be provided). | 1 | Item | £ | 3,000 |
| 2.2.3 Allow a Provisional Quantity to spice in new rafter ends and fix into position. Price per splice (Timber to be priced separately below) | 50 | no. splices | | |
| 2.2.4 Allow a Provisional Quantity to spice in new sections of ridge board and fix into position. Price per splice (Timber to be priced separately below) | 10 | no. splices | | |
| 2.2.5 Allow a Provisional Quantity of sawn treated 47mm X 100mm graded timber. | 50 | m lin | | |
| 2.2.6 Allow a Provisional Quantity of sawn treated 47mm X 125mm graded timber. | 50 | m lin | | |
| 2.2.7 Allow a Provisional Quantity of sawn treated 47mm X 150mm graded timber. | 50 | m lin | | |
| 2.2.8 Allow a Provisional Sum for any further repairs which may be required and as approved by the CA. Works only to be undertaken upon instruction by the CA and upon receipt of satisfactory costings. | 1 | Item | £ | 3,000 |

2.3 Roof Coverings Reinstatement Works

| | | |
|---|------|------|
| 2.3.1 Renew all close boarding, undersarking, cross battens and insulation. Allow to liaise with the Approved Inspector and ensure roof meets all current Building Regulations. | 1 | Item |
| 2.3.2 Renew all leadwork, flashings previously removed and apply patination oil to finish. | 1 | Item |
| 2.3.3 Re-instate all cast iron rain water gutters into their original positions. Water test to ensure all correctly laid to falls and free flowing. Allow to flush through all down pipes and clear gullies of any debris arising. | 1 | Item |
| 2.3.4 Retile roofs using sound salvaged tiles previously set aside. Make up deficiency using further matching second hand tiles to CA and Conservation Officer prior approval. Original salvaged tiles to be used on the roof slopes most visible from ground level. Second hand slates from elsewhere to be used on concealed roof slopes to CA direction. | 1 | Item |
| 2.3.5 Allow a Provisional Quantity to supply new second hand tiles to match the existing as closely as possible. To be approved by the CA. New tiles to be used on the more concealed roof slopes. | 1000 | no. |

| 2.4 Apartment 10 Reinstatement Works | | | |
|---|--|----|---------------|
| Ceilings | | | |
| 2.4.1 | Using a specialist contractor, reinstate all lath and plaster plasterwork to ceilings to match the original throughout, using Non-hydraulic lime plaster, CE certified manufactured to BS EN 998-1:2016 and following heritage guidelines such as Conserve Lime Plaster system https://www.lime-mortars.co.uk/lime-plaster/non-hydraulic , or similar to CA's approval. | 1 | Item |
| Walls | | | |
| 2.4.2 | Using a specialist contractor, reinstate all plasterwork including (where existing) lath and plaster plasterwork to walls to match the original throughout. using Non-hydraulic lime plaster, CE certified manufactured to BS EN 998-1:2016 and following heritage guidelines such a Conserve Lime Plaster system https://www.lime-mortars.co.uk/lime-plaster/non-hydraulic , or similar to CA's approval. | 1 | Item |
| 2.4.3 | Re-tile and grout all previously tiled walls. | 1 | Item |
| 2.4.4 | Allow a Prime Cost of £50/m2 for the supply only of the wall tiles. | 1 | Item |
| Floors | | | |
| 2.4.5 | Provisionally install acoustic insulation within floor voids and to top of joists to comply with building regulations part E. | 1 | Item |
| 2.4.6 | Relay existing floorboards previously set aside. | 1 | Item |
| 2.4.7 | Allow the Provisional Quantity for new boards to make up any deficiency for excessively damaged boards. | 5 | m2 |
| 2.4.7a | DO NOT CARRY FORWARD COST: Supply and fix all new floor boards throughout. | | |
| 2.4.8 | Re-tile and grout all previously tiled floors. | 1 | Item |
| 2.4.9 | Allow a Prime Cost of £50/m2 for the supply only of the floor tiles. | 1 | Item |
| 2.4.10 | Reinstate all hardwood floors . | 1 | Item |
| 2.4.11 | Allow a Prime Cost of £80/m2 for the supply only of hardwood coverings. | 1 | Item |
| Joinery | | | |
| <u>Kitchen</u> | | | |
| 2.4.12 | Allow the Provisional Sum to renew kitchen with all units, worktops and appliances to match originals as closely as possible and as agreed by the CA | 1 | Item £ 15,000 |
| <u>Other Joinery</u> | | | |
| 2.4.13 | Reinstate existing skirtings previously set aside and bring forward for redecoration. | 1 | Item |
| 2.4.14 | Allow a Provisional Quantity to replace any excessively damaged skirting boards damaged by removal. | 20 | m lin |
| 2.4.15 | Reinstate architraves previously set aside and bring forward for redecoration. | 1 | Item |

| | | | | |
|--------|--|----|-------|---------|
| 2.4.16 | Allow a Provisional Quantity to replace architraves damaged by removal. | 40 | m lin | |
| 2.4.17 | Reinstate dado and picture rails previously set aside and bring forward for redecoration. | 1 | Item | |
| 2.4.18 | Allow a Provisional Quantity to replace dado and picture rails damaged by removal. | 20 | m lin | |
| 2.4.19 | Reinstate services cupboard. | 1 | Item | |
| | Services | | | |
| | <u>Sanitary</u> | | | |
| 2.4.20 | Renew kitchen sink and all pipework to match existing. | 1 | Item | |
| | <u>Electrical</u> | | | |
| 2.4.21 | Rewire entire electrical installation throughout to match existing arrangement and specification. Test and supply certification upon completion. | 1 | Item | |
| | <u>Gas</u> | | | |
| 2.4.22 | Carry out test to all gas appliances and provide Gas Safe Certificate. | 1 | Item | |
| 2.4.23 | Allow a Provisional Sum for any further repairs which may be required and as approved by the CA. Works only to be undertaken upon instruction by the CA and upon receipt of satisfactory costings. | 1 | Item | £ 1,000 |
| | <u>Mechanical</u> | | | |
| 2.4.24 | Refit all radiators. Allow for new valves. | 1 | Item | |
| 2.4.25 | Provide new gas boiler, cylinder, pumps, valves, immersion heater and controls etc. to match existing specification (as closely as possible). Fit to existing sound retained pipework. | 1 | Item | |
| 2.4.26 | Check, fill, balance and commission mechanical installation and leave in good working order. | 1 | Item | |

| | | | |
|----------------------|--|---|--------------|
| Decorations | | | |
| <u>Ceilings</u> | | | |
| 2.4.27 | Thoroughly prepare, prime and decorate all new plasterwork to ceilings to include downstand and soffits. Seal all new plasterwork and decorate all with 1no. mist coat and 2 no. finish coats of Dulux Trade emulsion paint. Colour white. | 1 | Item |
| <u>Walls</u> | | | |
| 2.4.28 | Thoroughly prepare, prime and decorate all new plasterwork to walls. Seal new plasterwork and decorate all with 1no. mist coat and 2 no. finish coats of Dulux diamond eggshell emulsion paint. Colour white. | 1 | Item |
| <u>Woodwork</u> | | | |
| 2.4.29 | Thoroughly prepare, prime and decorate all new and previously decorated <u>softwood & hardwood</u> to include doors, cupboards, skirting boards, dado rails etc. Prime new and bare timber and decorate all with 1 no. primer coat, 1 no. undercoat and 1 no. Dulux Trade gloss eggshell coat. Colour white. | 1 | Item |
| 2.4.30 | Thoroughly rub-down, prepare and re-varnish hardwood. | 1 | Item |
| <u>Metalwork</u> | | | |
| 2.4.31 | Thoroughly prepare, prime and decorate all previously decorated <u>metalwork</u> to dumb waiter wheel in cupboard. Prime any bare metalwork with 1 no. coat Dulux Metalshield zinc phosphate primer and decorate all with 2 no. coats Dulux Metalshield satin finish coats. Colour white. | 1 | Item |
| <u>Floors</u> | | | |
| 2.4.32 | Rub down floorboards, prepare, stain and apply 2 no coats varnish. | 1 | Item |
| <u>Cleaning</u> | | | |
| 2.4.33 | Thoroughly <u>clean</u> all new and existing glazing, ceramic tiles, plastic and other polished surfaces. Leave site clean and tidy upon completion of works. | 1 | Item |
| 2.4.34 | Professionally clean entire flat, including all fittings and furnishings throughout upon completion ready for occupation. | 1 | Item |
| Contingencies | | | |
| 2.4.35 | Allow a provisional sum for any further minor repairs required as a consequence of fire or related damage. Any work to be confirmed by contract administrator before being carried out. | 1 | Item £ 5,000 |

2.5 Apartment 8 Reinstatement Works

Services

At Commencement of Works

Electrical

2.5.1 Test and certify electrical installation. Carry out full test of all circuits and issue NIC EIC certificate. Report any faults to contract administrator.

1 Item

Fire Safety

2.5.2 Test and certify fire alarms / detectors and any other fire safety installation. Carry out full test of all circuits and issue test certificate. Report any faults to contract administrator.

1 Item

Gas

2.5.3 Test and certify gas installation. Report any faults to contract administrator.

1 Item

Services Works

2.5.4 Allow a provisional sum for any repairs required as a consequence of fire or related damage. Any work to be confirmed by contract administrator before being carried out.

1 Item £ 8,000

2.5.5 Drain mechanical installation and renew gas boiler with new Worcester gas boiler to match existing (or to equivalent specification) together with all new fittings, valves and controls required. Refill systems, check for airlocks etc. Commission, test and balance system and boiler (water and heating). Leave all in proper working order.

1 Item

2.5.6 Test and certify gas installation upon completion.

1 Item

Decorations

Ceilings Throughout

2.5.7 Make good any isolated damage (cracking etc) and thoroughly prepare previously decorated plasterwork to all ceilings to include downstand, soffits and all coving. Seal damp stained areas and bring forward stained areas, applying stain block. Redecorate all with 1 no coat emulsion paint. (Colour to match existing).

1 Item

Walls to Kitchen and Boiler Cupboard Only

2.5.8 Make good any isolated damage (cracking etc) and thoroughly prepare previously decorated plasterwork to all walls. Seal damp stained areas and bring forward stained areas, applying stain block. Redecorate all with 1 no coat emulsion paint. (Colour to match existing).

1 Item

Cleaning Throughout

2.5.9 Thoroughly clean all existing woodwork with sugar soap. Clean all glazing, plastic and other polished surfaces.

1 Item

2.5.10 Professionally clean entire flat, including all fittings and furnishings throughout upon completion ready for occupation.

1 Item

Contingencies

2.5.11 Allow a provisional sum for any further minor repairs required as a consequence of fire or related damage. Any work to be confirmed by contract administrator before being carried out.

1 Item £ 1,000

2.6 Common Parts Reinstatement Works

Services

At Commencement of Works

Electrical

2.6.1 Test and certify electrical installation. Carry out full test of all circuits and issue NIC EIC certificate. Report any faults to contract administrator.

1

Item

Fire Safety

2.6.2 Test and certify fire alarms / detectors and any other fire safety installation. Carry out full test of all circuits and issue test certificate. Report any faults to contract administrator.

1

Item

Services Works

2.6.3 Allow a provisional sum for any repairs required as a consequence of fire or related damage. Any work to be confirmed by contract administrator before being carried out.

1

Item

£ 1,000

Carpets

2.6.4 Thoroughly clean all carpets with HEPA vacuum cleaners removing all traces of dust, dirt soot and odour. Use suitable cleaning product to clean all carpets throughout.

1

Item

| | | | |
|--------------------|--|---|--------------|
| Decorations | | | |
| <u>Ceilings</u> | | | |
| 2.6.5 | Thoroughly prepare, prime and decorate all new and previously decorated plasterwork to ceilings to include downstand and soffits, to include sealing / filling all cracks. Make good any isolated damage / screw holes from redundant fixings. Apply stain block where necessary. Seal new and repaired plasterwork and decorate all with 1no. mist coat and 2 no. finish coats of Dulux Trade emulsion paint. Colour white. | 1 | Item |
| <u>Walls</u> | | | |
| 2.6.7 | Thoroughly prepare, prime and decorate all new and previously decorated plasterwork to walls to include minor plasterwork repairs, sealing / filling all cracks. Make good any isolated damage / screw holes from redundant fixings. Apply stain block where necessary. Decorate all with 1no. mist coat and 1 no. finish coat of Dulux diamond eggshell emulsion paint. Colour to match existing. | 1 | Item |
| <u>Woodwork</u> | | | |
| 2.6.8 | Thoroughly prepare, prime and decorate all new and previously decorated <u>softwood & hardwood</u> to include flat doors, cupboards, skirting boards, dado rail, handrails, stairs etc. Decorate all with 1 no. undercoat and 1 no. Dulux Trade gloss finish coat. Colour white. | 1 | Item |
| 2.6.9 | Thoroughly rub-down, prepare and re-varnish hardwood handrails. | 1 | Item |
| <u>Metalwork</u> | | | |
| 2.6.10 | Thoroughly prepare, prime and decorate all previously decorated <u>metalwork</u> . Decorate all with 1 no. coat Dulux Metalshield satin finish coats. Colour to match existing. | 1 | Item |
| <u>Cleaning</u> | | | |
| 2.6.11 | Very thoroughly <u>clean</u> all existing glazing, ceramic tiles, plastic and other polished surfaces. Use suitable cleaning product to clean all surfaces and remove any odours throughout. Leave site clean and tidy upon completion of works. | 1 | Item |
| Contingency | | | |
| 2.6.12 | Allow a contingency sum for any further minor repairs required as a consequence of fire or related damage. Any work to be confirmed by Contract Administrator before being carried out. | 1 | Item £ 1,000 |

2.7 Other Minor Exterior Reinstatement Works

2.7.1 Range over flat lead roofs and report any defects to the CA

1 Item

General Contingency

2.7.2 Allow a contingency sum for any further minor repairs required as a consequence of fire or related damage. Any work to be confirmed by Contract Administrator before being carried out.

1 Item £ 10,000

Waste Diposal and Debris

2.7.3 Remove and dispose of all debris arising from the works. Assume waste to be contaminated and requires specialist disposal by licenced waste handler.

1 Item

COLLECTION PAGE

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2.4 Apartment 10 Reinstatement Works

2.5 Apartment 8 Reinstatement Works

2.6 Common Parts Reinstatement Works

2.7 Other Minor Exterior Reinstatement Works

Total (excluding VAT)

| | | |
|--|--|--|
| | | |
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TENDER FORM

FOR:
Specification for Fire Reinstatement Works

AT:

**Herringswell Manor,
Herringswell,
Bury St Edmunds,
Suffolk,
IP28 6SW**

ON BEHALF OF:
Herringswell Residents Co Ltd

We, the undersigned, agree to carry out the works described within the attached tender document on the manner specified for the sum of

£ _____

excluding VAT @ 20%

Please indicate earliest estimated start date from instruction (days):

Proposed contract period (working days):

ON BEHALF OF

Contractor Name.

Contractor Address:

Signed on behalf of the Contractor:

Witnessed by:

Witness address:

Date: