

| Item | Description  | NBS Clause Ref. | Quantity | Cost |
|------|--|-----------------|----------|------|
| 1.0  | <p><b>General</b></p> <p><b>Introduction</b></p> <p>The following scope of works should be read and priced in conjunction with the following documents:</p> <ul style="list-style-type: none"> <li>■ Waterman Façade Structural Condition Survey Report incorporating documents STR17077-WSL-ZZ-XX-SP-S-0001 &amp; STR17077-WSL-ZZ-XX-SP-S-0002 &amp; STR17077-WSL-ZZ-XX-SU-S-78REVPO1</li> <li>■ Repair Care survey sheet and Repair Care Crown Estate specification for Joinery Repairs - Preventative Maintenance for all External Joinery</li> <li>■ AkzoNobel Specification</li> </ul>                          | ~               | Item     | ~    |
| 1.1  | The following scope of works relates to the external repair and redecoration of Asset 78: 15 Regent Street, London. The works include all external elevations and the roofs, and any lightwells etc.   | ~               | Item     | ~    |
| 1.2  | The contractor is to include their tender price as per the individual specification items, and include sub-totals for each section where indicated.  | ~               | Item     | ~    |
| 1.3  | The contractor is required to submit a breakdown of their preliminaries per section with their tender return.  | ~               | Item     | ~    |
| 1.4  | The word 'section' within the NBS clause reference heading refers to the following. 'Section 1' = Preliminaries. 'Section 2' = Materials and Workmanship. Clause reference numbers relate to specific clauses within 'Section 2 - Materials and Workmanship'.  | ~               | Item     | ~    |
| 1.5  | Please refer to the photographs included to assist with identifying the works areas.   | ~               | Item     | ~    |
| 1.6  | The Employer and the Contract Administrator reserve the right to issue instructions to vary the scope of work included in the specification of works.  | ~               | Item     | ~    |
| 1.7  | The property is Grade II listed, and is located within the Regent Street Conservation Area and as such all works must be carried out with minimal intervention of the building fabric and to the satisfaction of Historic England, Westminster City Council's Conservation Team and other specialist Conservators.   | ~               | Item     | ~    |
| 1.8  | No alterations or qualifications of any kind are to be made by the Contractor to the Specification without the written agreement of the Contract Administrator.  | ~               | Item     | ~    |
| 1.9  | Items, which are marked "Provisional" are not to be carried out until written instructions have been received from the Contract Administrator (referred to as CA on occasion).   | ~               | Item     | ~    |
| 1.10 | The contractor is responsible for assessing quantities required for the complete execution of the work. The term "provisional" relates to work that will be re-measured on completion and maybe deducted in whole, in part, or not at all from the tender following agreement of measurements between the CA and Contractor. The Contractor is required to price all items in this specification and where not done so it will be deemed to be included in the works. The items shown and referred to in the Contract drawings and specification is also priced and assumed to form part of this project and tender. | ~               | Item     | ~    |
| 1.11 | The contractor will be held responsible for any damage caused within or to the building by his operations and shall be liable to reimburse the client the cost of repairing and restoring any such damage to the satisfaction of the client.   | ~               | Item     | ~    |
| 1.12 | Where not specifically noted, the contractor is to allow for all making good works necessary to leave surfaces clean / tidy and prepared ready for installation of new finishes as specified.  | ~               | Item     | ~    |
| 1.13 | Where products are specified, the contractor will be deemed to have included for installation with manufacturers installation details, whether specifically stated in the relevant clause or not.  | ~               | Item     | ~    |
| 1.14 | The building will be occupied during the course of the works and as such, the contractor is to take all due care and attention necessary in order to avoid excessive disruption to occupiers.  | ~               | Item     | ~    |
| 1.15 | The Principal Contractor shall take all reasonable steps to ensure the protection of adjoining surfaces, structures and properties from damage. The contractor shall prior to refurbishment work commencing protect all retained features.   | ~               | Item     | ~    |
| 1.16 | The Contractor shall take all necessary precautions to prevent nuisance from excessive noise, smoke, dust, rubbish, smell and other causes so that the local area continues to operate as it has throughout the duration of the project are not unduly affected.   | ~               | Item     | ~    |
|      | <b>Health &amp; Safety</b>   |                 |          |      |
| 1.17 | Allow for suitable resources for complying with the Construction (Design & Management) Regulations 2015 as detailed in the Pre-Construction Information Pack.  | Section 1       | Item     | ~    |
| 1.18 | There is no existing Health & Safety File. The contractor is to arrange for recording as built information during the works and provide O&M manuals and health and safety files for the works. The contractor is to ensure that the information is forwarded to Tuffin Ferraby Taylor, a minimum 2 weeks before Practical Completion is achieved. It should be noted that the issuing of the Certificate of Practical Completion will be withheld until this information is received.  | Section 1       | Item     | ~    |
| 1.19 | Maintain existing fire escape routes as far as practically possible during building works.   | Section 1       | Item     | ~    |
| 1.20 | The successful tendering Contractor is to provide a detailed method statement prior to execution of the works on site in conjunction with works programme, explaining and detailing all procedures to be included within the works, incorporating appropriate task dates, delivery dates (as anticipated if not known) and sketches as appropriate.  | Section 1       | Item     | ~    |
| 1.21 | The Contractor shall check and update the method statement from time to time as necessary as the project proceeds.   | Section 1       | Item     | ~    |
| 1.22 | Undertake a Pre-Demolition and Refurbishment Asbestos Survey to all areas not covered by existing surveys, or containing suspect materials to be affected by the works to be completed and issued to Contact Administrator by end of week one of the contract.   | Section 1       | Item     | ~    |
| 1.23 | Generally allow for all hoardings, notices, temporary lighting, dust sheeting and other safety protection as may be required to ensure the safety of all personnel and visitors to the site and to ensure site security.   | Section 1       | Item     | ~    |
| 1.24 | Supply, erect and maintain suitable barriers and signage around all working areas including material storage area for the entire duration of the works. All signage to warn persons to stay clear of area is to be provided. The exact positions for barriers, hoarding etc. is to be agreed on site with the Contract Administrator prior to any works proceeding.  | Section 1       | Item     | ~    |
| 1.25 | The contractor must abide by Westminster Council's Noisy Works Policy. The contractor must provide the client with their proposals for noisy works within the outline programme for discussion and agreement no later than 6 weeks prior to start on site. The contractor must make due allowance for amending their noisy works policy and programme to suit client and local authority requirements.   | Section 1       | Item     | ~    |
| 1.26 | The contractor is to presume that existing paintwork contains lead and to allow for all precautions and working arrangements as necessary for safe working, including removal and disposal of lead paintwork. Refer to guidance included in the Pre-Construction Information Pack.   | Section 1       | Item     | ~    |

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| <b>Welfare</b>                            |   |                 |          |      |
| 1.27                                      | Allow for temporary site accommodation to satisfy the Construction (Design and Management) Regulations 2015. The accommodation is to be positioned as per requirements detailed in preliminaries and in areas as agreed with the Contract Administrator / Client.   | Section 1       | Item     | ~    |
| 1.28                                      | Messing facilities within the existing buildings will not be available for the contractor. The contractor will be responsible for providing temporary messing facilities. The location of any such facilities will be subject to the approval of the Contract Administrator.  | Section 1       | Item     | ~    |
| 1.29                                      | Under no circumstances are any materials, tools, plant etc. to be stored within the buildings.  | Section 1       | Item     | ~    |
| <b>Access</b>                             |   |                 |          |      |
| 1.30                                      | The contractor should note that the scheme involves working in and around occupied premises. In particular, the contractor will require access to the building for roof access, and access within internal rooms when undertaking window and roof repairs. The contractor is to make such due allowances for these works within their tenders accordingly including tenant liaison, protection of finishes, areas etc.  | Section 1       | Item     | ~    |
| 1.31                                      | The contractor must avoid causing disruption to the tenant as far as reasonably practicable. The contractor must highlight their requirements and proposals for internal access/tenant disruption within their outline programme, to be provided no later than 6 weeks prior to start on site for review and agreement with the client and CA. The contractor must make due allowance for working in occupied areas.  | Section 1       | Item     | ~    |
| <b>Management</b>                         |   |                 |          |      |
| 1.32                                      | Allowance will be made for a full time dedicated Site Manager with mobile telephone and email facility who will be responsible for work on site from start until Practical Completion.  | Section 1       | Item     | ~    |
| 1.33                                      | Contractor to allow for attendance of all deliveries. No deliveries are to be received by client or representatives.  | Section 1       | Item     | ~    |
| <b>Labour, Materials, Protection etc</b>  |   |                 |          |      |
| 1.34                                      | The contractor is to allow for the safe segregation of the site areas by providing double dust sheet screens to corridor access etc. The contractor is to supply and utilise protective footwear to circulate between areas outside of the site. Any damage or dust associated by the works will be notified and asked to clean immediately.  | Section 1       | Item     | ~    |
| 1.35                                      | Allow to retain on site, a vacuum cleaner to clear up all waste material immediately outside the site area and maintain clear corridors at all times. The contractor is to maintain a clean site at all times.  | Section 1       | Item     | ~    |
| 1.36                                      | Clear all debris, dust etc. arising from the works at the end of each working day or more often as may be required. The contractor is to ensure that all areas are to be kept clean at all times. This must include windows and glazing.  | Section 1       | Item     | ~    |
| 1.37                                      | Allow for the protection of all other features, fixtures and elements which may foreseeable be affected by this work.   | Section 1       | Item     | ~    |
| 1.38                                      | The contractor shall include for the full protection and reinstatement of all roads and paths which become damaged as a result of the works. The contractor is to prepare a schedule of condition for all external areas prior to commencement of the works, completed with a dated digital photographic record.  | Section 1       | Item     | ~    |
| 1.39                                      | The contractor shall allow for all labour, materials, protection, and plant to complete the whole of the works noted herein. The contractor shall allow under all trades in the specification for the following:  | Section 1       | Item     | ~    |
| 1.40                                      | All protection and diversions to the working site areas within and around the building and against all personal injury. All protection is to be removed on completion.  | Section 1       | Item     | ~    |
| 1.41                                      | For carting away of all demolished rubble or defective materials from the site and buildings.   | Section 1       | Item     | ~    |
| 1.42                                      | For removing surplus building materials from site upon completion. Leave premises externally and internally clean and tidy.   | Section 1       | Item     | ~    |
| 1.43                                      | For providing any necessary temporary diversions to existing and new services which may be affected.  | Section 1       | Item     | ~    |
| 1.44                                      | The contractor will take full responsibility for any damage that is considered the direct negligence of his workforce during the course of the works and any damage to property shall be paid for in full by the contractor or reinstated to its original standard.   | Section 1       | Item     | ~    |
| <b>Defective Work</b>                     |   |                 |          |      |
| 1.45                                      | Any defective material (e.g. timber, stonework, Stucco etc.) found during the course of the works is to be brought to the attention of the Contract Administrator immediately.  | Section 1       | Item     | ~    |
| 1.46                                      | The contractor is to make allowance in each price to make good all areas affected by the works.   | Section 1       | Item     | ~    |
| 1.47                                      | Allow for all making good consequent to the work and for carting away to debris, waste etc. whether specifically mentioned or not.  | Section 1       | Item     | ~    |
| <b>Tender Submission</b>                  |   |                 |          |      |
| 1.48                                      | The contractor is to provide a full breakdown of prices on the secondary Collection Page at the end of this document, on a item by item basis.  | Section 1       | Item     | ~    |
| <b>Scaffolding / Mobile Access Towers</b> |   |                 |          |      |
| 1.49                                      | Before tendering the Contractor must visit the site and ascertain all local conditions and restrictions, accessibility, the full extent and nature of the work, the supply and conditions affecting labour and the execution of the contract generally.   | Section 1       | Item     | ~    |
| 1.50                                      | The contractor is to price here to providing, erecting maintaining and removing on completion any scaffolding system as required to enable the carrying out and inspection of all specified and provisional work, including work by contractors, sub contractors, statutory undertakers, and any other persons employed on or administering the works such as the CA. This shall include portable tower scaffolds.  | Section 1       | Item     | ~    |
| 1.51                                      | The contractor is responsible for obtaining and paying for all necessary Local Authorities and Statutory bodies permits to enable the erection, maintenance, and dismantling of the scaffold and temporary access for the duration of the project including road closures. The contractor must do so at the required times to avoid project delay.  | Section 1       | Item     | ~    |
| 1.52                                      | The Contractor is referred to the preliminary section of this Specification and is reminded of his statutory duty of care to scaffold users, and other persons who may foreseeably be affected by the scaffolding during its erection, use or dismantling.  | Section 1       | Item     | ~    |
| 1.53                                      | The Contractor is to allow for all necessary access scaffold, abseil, mobile platform, handrails, guardrails, safety netting to comply with BSEN 1263 Part 1 & 2 or other safe access method as determined suitable by the Contractor to allow for the full and proper execution of the works. Attention is drawn to the following which are to be allowed for and included for within the price: <ul style="list-style-type: none"> <li>■ It is also essential that the number of scaffolding standards are kept to a minimum and are positioned such that no doors and windows are obstructed in any way. The Contractor will be required to submit sketches of the effect of scaffolding on elevations prior to proceeding.</li> <li>■ The scaffolding shall only be erected, altered, and dismantled by scaffolders holding the appropriate Construction Industry Training Board (CITB) certificate.</li> <li>■ Protection of all existing public routes.</li> <li>■ Physical protection from any falling debris or run-off of liquids, dust, or debris over doorways and entrances and along the length of scaffold.</li> <li>■ All scaffolding at public pavement level to be enclosed and boxed in minimum 12mm plywood to minimum 1.6m height and painted in brilliant white, or other colour as confirmed by CA. Regent Street elevation to have scaffold wrap (see below). All access to working platforms and areas to be locked and secure.</li> <li>■ Underside of first scaffold lift to be painted in brilliant white.</li> <li>■ Lighting is to be provided at pavement level in order to identify the scaffolding as a hazard for all elevations. Walkways (beneath scaffolding) to be appropriately lit at all times as necessary.</li> <li>■ Where mobile access equipment is to be used, labour in the form of a Banksman is to be provided below at all times.</li> <li>■ Access equipment must not hinder access or egress from the building.</li> <li>■ Scaffold shall be enclosed and have securely fixed fans as appropriate to protect persons and property from falling debris.</li> <li>■ Standing scaffolding shall be left in position until no longer required. The Contract Administrator shall be given notice in writing of not less than one week of the removal of any scaffold.</li> </ul> | Section 1       | Item     | ~    |

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|      | <ul style="list-style-type: none"> <li>■ The Contractor will be required to make good any damage to buildings and forecourts caused by the erection and dismantling of the scaffolding. Ensure that all rooflights are fully protected prior to the erection or dismantling of scaffolding.</li> <li>■ All scaffolding is to be fully enclosed with debris netting / monoflex.</li> <li>■ The Contractor is to provide temporary fencing, hoardings, planked footways, lighting, bulk timbers, bunting, warning notices, guard rails, gentries and the like necessary for the protection of all persons on or around the site for securing the site against trespass, and to comply with the standard requirements set out in the Preliminaries section of this Specification.</li> <li>■ The scaffolding and hoarding should leave existing entrance and exit routes clean and clear. The main entrance on Regent Street and accessible entrances and escape routes must remain clean and clear at all times. The contractor is to allow for adjustments to the scaffolding and their working practices to maintained access routes as required by the client throughout the duration of the project.</li> <li>■ The scaffolding should be fully secure and accessible by only approved site operatives via a suitable access control system.</li> <li>■ All scaffolders must hold a current CISRS Scaffolders card and have received SG4:15 'Preventing Falls in Scaffolding Operations' training.</li> <li>■ Regular statutory inspections of the scaffolding shall take place at least every 7 days or after any event likely to have affected the scaffold's stability and recorded in the scaffold register. A tag type system shall be implemented by the contractor on site.</li> <li>■ All initial and weekly scaffold inspections must be undertaken by a competent person who has attended a nationally recognised scaffold inspection training course, (e.g. CISRS Scaffold Inspection Training Scheme (SITS) Basic or Advanced), alternatively a CISRS Scaffold or Advanced card holder is competent to inspect structures up to the grade of their card i.e. CISRS Scaffold Basic Structures, and Advanced Scaffold all structures. Should the Contractor not have in his employ a qualified inspector, he shall allow to instruct the scaffolding contractor to carry out this duty on his behalf.</li> <li>■ Storage of scaffold on erection or dismantling over night or weekend will not be accepted. All partly assembled scaffolds shall be removed from site the same day as dismantled. Likewise, all scaffold delivered to site shall be so erected the same working day.</li> <li>■ Equipment, materials and the like shall not be stored on any platform out of working hours without prior consent of the Contract Administrator.</li> <li>■ The ground on which scaffolding shall be erected shall be inspected to support the loading imposed upon it, by the erected load of the scaffold and imposed loads of operatives and materials. Building up levels with concrete or timber packs, to adequately support the scaffold on any uneven ground.</li> <li>■ Independent tubular scaffold is to be erected to BS EN 12811-1:2003 to the full height necessary to provide safe working platforms for all operatives. Scaffolding shall be deemed to include for all erection, hire, delivery, changes and alterations, boarding, toe boards, side protection, hand rails, access between levels, access openings etc.</li> </ul> |                 |          |      |
| 1.54 | <p>Allow for the manufacturer and supply of 2No. 2000x1000mm display signage for the ground floor tenants displayed on the front elevation. Signage to be fixed on the scaffolding above the ground floor units in a position to be agreed with the Contract Administrator. Signboards to be installed once the first lift scaffolding has been erected.</p> <p><b>Scaffold Alarm</b></p>  | Section 1       | Item     | ~    |
| 1.56 | <p>The Contractor should note the following specific requirements in relation to scaffold alarm:</p> <ul style="list-style-type: none"> <li>■ Scaffold alarms to be provided to all scaffold elevations to provide out of hours protection, to be provided by Permanex.</li> <li>■ Scaffold alarms are to be provided and installed immediately upon erection of the first scaffold lift, i.e. once the scaffold structure presents an access route to the buildings above ground level.</li> <li>■ Scaffold alarm protection shall be provided to the external elevation to the perimeter of the first lift and all lifts backing onto adjacent buildings.</li> <li>■ Scaffold alarm protection shall be provided to the internal elevation of the perimeter of the first lift.</li> <li>■ Scaffold alarm protection shall be provided to the roof elevation of the perimeter of the building structure.</li> <li>■ The scaffold alarm shall be connected to designated telephone number provided by the by the Contract Administrator at time of placement of Contract.</li> <li>■ The contractor must ensure that credit is maintained on alarm control box for the duration of the contract and carry out weekly test, logged and copies provided to the Contract Administrator on a Monthly basis with the valuation.</li> </ul>  | Section 1       | Item     | ~    |
| 1.57 | The requirements stated above are supplementary to and do not override the contractor's responsibilities under the Health & Safety at Work etc Act 1974, or any order or regulation made there under or subsequent amendments.   | Section 1       | Item     | ~    |
| 1.58 | The contractor is to produce a safety certificate on completion of the erection of the scaffold and prior to commencement of the works. The contractor must have scaffolding and access provisions checked by suitably qualified competent persons as required.  | Section 1       | Item     | ~    |
| 1.59 | The contractor must allow for the scaffold erection and dismantling to be phased on an elevation by elevation basis as detailed in sectional completion of section 1 of the specification. The scaffold to each elevation will need to be dismantled as soon as works are complete to that particular elevation. Timing of phasing is to be confirmed with the CA, client, and Local Authority prior to start on site.   | Section 1       | Item     | ~    |
| 1.60 | The scaffolding is to be designed so that all works can be undertaken externally and not bear on adjacent properties. The contractor is to allow for scaffold standards to be supported at the bottom of the lightwell if necessary. The contractor is to advise whether this will be possible in a covering letter with the tender submission.  | Section 1       | Item     | ~    |
| 1.61 | The scaffolder is to allow for attending the pre-start meeting with the main contractor and contract administrator.  | Section 1       | Item     | ~    |
| 1.62 | Provide protection to A/C condensers throughout the works and maintain ventilation and their operation at all times.   | Section 1       | Item     | ~    |
|      | <b>Storage of materials</b>  |                 |          |      |
| 1.63 | The Contractor shall ensure that all materials delivered to site are signed for by the Contractor's own employees. The Contractor is to allow for storage of all materials only as directed by the manufacturer's written instructions.  | Section 1       | Item     | ~    |
| 1.64 | The Contractor shall ensure that all materials delivered to site are signed for by the Contractor's own employees. The Contractor is to allow for storage of all materials only as directed by the manufacturer's written instructions.  | Section 1       | Item     | ~    |
| 1.65 | Under no circumstances are any flammable materials to be stored within the building.   | Section 1       | Item     | ~    |

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| <b>Waste Management</b>                                      |  |  |          |      |
| 1.66   | Waste consignment certificates for the disposal of ALL WASTE MATERIAL will be required. These are to be submitted to the Contract administrator at Practical Completion.<br>All waste is to be disposed at licensed waste sites and dealt with in accordance with current legislation and good practice.<br>The main contractor will be held liable by the Employer for any waste incorrectly disposed of.   | Section 1  | Item     | ~    |
| 1.67   | Provide at TENDER STAGE a draft Waste Management Plan which indicates which materials are to be recycled and which materials will be disposed of at landfill sites.  | Section 1  | Item     | ~    |
| <b>Existing Services</b>                                     |  |  |          |      |
| 1.68   | The contractor must establish all mechanical & electrical, internal and external service runs that may be affected prior to undertaking the works. Any damage to service runs which are to be retained as existing will be repaired and made good to the satisfaction of the CA and the cost borne by the contractor should it transpire that reasonable precautions to prevent damage were not taken.   | Section 1  | Item     | ~    |
| <b>Logistics / Deliveries</b>                                |  |  |          |      |
| 1.69   | Deliveries to be organised to accord with Westminster Council rules and regulations and The Crown Estate requirements. The contractor must ensure that a banksman is present during deliveries to ensure the safe passage of vehicles around the site / adjacent roads.  | Section 1  | Item     | ~    |
| <b>Section 1 - External Works</b>                            |  |  |          |      |
| <b>General works</b>   |  |  |          |      |
| 2.1  | Prior to undertaking any works, remove all traces of pigeon guano from all areas. Allow to neutralise and deep clean all affected areas to remove all traces of guano build up and feathers that have accumulated in these areas. Bag all debris and cart away.  | ~  | Item     |      |
| 2.2  | Remove any anti-perching spikes / wires / gel which are located to the elevations including the window cills, dormer windows etc.  | ~  | Item     |      |
| 2.3  | Allow to install glue fixed anti-perching spikes / wires where previously located to match the existing specification, on completion of the works.   | ~  | Item     |      |
| 2.4  | Carefully take down and dispose of the existing bird netting to all areas and set aside for re-use. On completion, re-instate the netting and allow to undertake any repairs as required.<br><br>Provisional item: On completion of the works, supply and installing new bird & safety netting where previously installed. Allow for zip ties for maintenance and correct fixings and tensions to leave easily maintainable by the client.   | ~  | Item     |      |
| <b>Stone Repairs Information Generally to All Elevations</b> |  |  |          |      |
| 2.5  | <b>General Definitions:</b><br>Lime Mortar Repairs / Plastic Repairs:<br>A plastic repair is intended to be used to repair damaged masonry using stone dust and/or stone dust and aggregate mixed with lime putty or hydraulic lime. The contractor is required to provide samples as necessary to determine an ideal match to the existing stone for approval.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002 | Item     |      |
| 2.6  | <b>Natural Stone Repairs:</b><br>The contractor is to allow for a thorough analysis of the existing stone to the building, covering all types in all specified repairs across all elevations in order to determine a source for a suitable stone to be used for repairs. The stone selected is to be as close match as possible to the original in terms of colour, texture, etc. All fixings for new stone to be stainless steel. Samples of stones to be used to be submitted for approval by the Contract Administrator, Conservation Officer and English Heritage prior to ordering stone with all details of source, texture, colour, lithology, exposure and suitability for each individual application. Reconstituted stone is not permitted. Provide samples to allow review and order in sufficient time prior for commencement of the project. Allow to demonstrate appearance in wet and dry conditions. | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002 | Item     |      |
| 2.7  | <b>Mortars and Renders:</b><br>Prior to undertaking any masonry repairs, the contractor will be required to analyse the existing mortar mixes to both stonework and brickwork as necessary to determine existing and proposed repointing mixes. The contractor is to allow for disaggregation analysis to determine composition and colour and soluble silica test to determine hydraulic nature. The contractor is to use a specialist mortar analysis and matching company such as The Lime Centre, Long Barn, Hazeley Road, Morestead, Winchester, SO21 1LZ, tel: 01962 713636, Fax: 01962 715350, Email: info@thelimecentre.co.uk or similar approved. Take samples of existing mortar in as indicated on site by the Contract Administrator and submit to for analysis. Include for 15No separate 200g examples. Include to fund the Lime Centre's (or similar approved) mortar matching service fees.          | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002 | Item     |      |
| 2.8  | Prior to undertaking any Stucco or render repairs, the contractor will be required to analyse the existing render mixes to determine existing and proposed render composition and mix. The contractor is to allow for disaggregation analysis to determine composition and colour and soluble silica test to determine hydraulic nature. The contractor is to use a specialist analysis and matching company such as The Lime Centre, Long Barn, Hazeley Road, Morestead, Winchester, SO21 1LZ, tel: 01962 713636, Fax: 01962 715350, Email: info@thelimecentre.co.uk or similar approved. Take samples of existing render in as indicated on site by the Contract Administrator and submit for analysis. Include for 10No separate 200g examples. Include to fund the Lime Centre's (or similar approved) mortar/render/plaster matching service fees.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002 | Item     |      |
| 2.9  | Assimilate the advice and findings of the specialist lime company following sample analysis and present samples of mortar pointing using matching products as recommended for approval by the Contract Administrator, the Local Authority Conservation Officer and English Heritage for approval prior to undertaking any of the works scheduled below. Allow for trials using various products/mortars if more than one match is suggested by mortar specialist. All works to be undertaken with mortars, renders and plasters determined by sampling and supplied by named specialist or similar approved. For stone elevations allow NHL2 ashlar bedding and pointing mortar of crushed chalk and lime and crushed stone for bulk and NHL3.5 with aggregate adequately sized and well graded as recommended.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002 | Item     |      |
| 2.10   | All works to masonry are to be undertaken by specialist experienced conservation masons and contractors. All works requiring a conservator are to be undertaken by experienced conservation conservators registered with the Institute of Conservation. The contractor must provide details of proposed conservators and case study examples within their tender returns for the following elements of work:<br>Remoulding of decorative cornices and friezes;<br>Remoulding and replacement/repair of decorative carvings and finials;<br>Cleaning and replacement of stained glass and frames.   | Section 1  | Item     |      |
| 2.11   | The definition, type, extent, and materials and workmanship for the above repairs are contained within 'Section 2 - Materials & Workmanship' of the specification.   | Section 2  | Item     |      |
| 2.12   | All stone repairs with a structural implication including crack stitching/pinning, plastic repair, stone inserts, rebuilding, and repairs to corroding steelwork to be undertaken as per Structural Engineers (Watermans) specifications which are to be read in conjunction with this specification and the drawings.   | ~  | Item     |      |
| 2.13   | All repointing to stonework, brickwork, glazed tiling must be undertaken with care to avoid damage to the masonry. Carefully rake out all loose/defective areas of pointing, pitching out by hand with suitable chisels and hack saw blades only. Do not cut out mortar with grinders, disc cutters etc. Work to be carried out by skilled restorers to prevent damage to adjacent units. Flush out joints with clean cold water to remove excess dust/debris and reduce absorption.   | ~  | Item     |      |
| <b>Stone Cleaning and Trials Generally to All Elevations</b> |  |  |          |      |

| Item | Description  | NBS Clause Ref.  | Quantity                | Cost |
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| 2.14 | The contractor is to undertake stone cleaning trials to locations described below. The contractor is to allow for up to a 1/4sqm area of trial panel per technique. Exact locations to be confirmed by CA and Conservation Officer prior to commencement. Contractor to allow sufficient time for completion of trials, review by CA and Conservation Officer. All cleaning to be prepared, undertaken, and follow on works undertaken in accordance (including timescales) with manufacturers recommendations. The contractor is to allow for undertaking trials to decorative cornices. All trials and cleaning to be carried out by specialist heritage contractor. For all trials and cleaning during works ensure that HS procedures are followed and that techniques are followed by the required washing/treatment immediately afterwards to avoid staining by incorrect application. | C40  | Item                    |      |
| 2.15 | Undertake trial cleaning sample of nebulous water clean including subsequent brushing to:<br>4 No locations to be agreed with the Contract Administrator.  | C40  | Item                    |      |
| 2.16 | Undertake trial cleaning samples using DOFF high temperature low pressure technique to:<br>4 No locations to be agreed with the Contract Administrator.  | C40  | Item                    |      |
| 2.17 | Undertake trial cleaning samples using a plain clay poultice technique including recommended pre and afterwash to:<br>4 No locations to be agreed with the Contract Administrator.   | C40  | Item                    |      |
|      | <b>Stone Repairs Generally to Buildings</b>  |  |                         |      |
| 2.18 | All repointing to stonework, brickwork, glazed tiling etc. must be undertaken with care to avoid damage to the masonry. Carefully rake out all loose/defective areas of pointing, pitching out by hand with suitable chisels and hack saw blades only. Do not cut out mortar with grinders, disc cutters etc. Work to be carried out by skilled restorers to prevent damage to adjacent units. Flush out joints with clean cold water to remove excess dust/debris and reduce absorption.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | Item                    |      |
| 2.19 | Provisional Item: Rake out and repoint limestone mortar joints. Allow for provisional area of 50 lm in various locations for pricing purposes. Refer to Waterman's Condition Report for photo reference.   | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | 50lm                    |      |
| 2.20 | Provisional Item: Rake out and repoint joints to lintels, window cills, cornices and string courses. Allow for provisional area of 50 lm in various locations for pricing purposes. Refer to Waterman's Condition Report for photo reference.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | 50lm                    |      |
| 2.21 | Provisional Item: Allow to undertake stone insert repairs 150mm x 150mm x 100mm in 5 No locations to facing stonework for pricing purposes. Refer to Waterman's Condition Report for photo reference.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | 5 no.                   |      |
| 2.22 | Provisional Item: Allow to undertake stone insert repairs 300mm thick x 300 x 150mm in 3 No locations to facing stonework for pricing purposes. Refer to Waterman's Condition Report for photo reference.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | 3 no.                   |      |
| 2.23 | Provisional Item: Allow to replace full section of facing stonework to required depth. Allow for the following (to be confirmed once scaffolding is in place):<br><br>2000 x 2000 x 150mm section of stone in 1No locations.<br>1500 x 3500 x 150mm section of stone in 1No locations.<br>4500 x 450 x 150mm section of stone in 1No locations.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | 1 No.<br>1 No.<br>1 No. |      |
| 2.24 | Remove all vegetation from mortar joints.  | ~  | Item                    |      |
| 2.25 | Provisional Item: Allow to undertake mortar plastic repairs to stonework (Repair Type D) in 20No locations of 0.5m2 to facing stonework for pricing purposes. Refer to Waterman's Condition Report for photo reference.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | 20 No.                  |      |
| 2.26 | Provisional Item: Allow to reform partially eroded cornices. Allow for 5lm for pricing purposes. Refer to Waterman's Condition Report for photo reference.   | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | 5lm                     |      |
| 2.27 | Rake out and renew mastic sealant to all movement joints to the property.<br><br><b>Lead Weathering / Flashing Samples Generally</b>   | Z21  | Item                    |      |
| 2.28 | To each area where new lead weathering's are proposed, allow to install sample panel in 1No. Location per new dressing (location to be agreed by CA) for approval by CA and conservation bodies. Provide cost of samples for approval here.  | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br>STR17077-WSL-ZZ-XX-SI-I-S-78RFVPO1 | Item                    |      |

| Item | Description  | NBS Clause Ref.  | Quantity | Cost |
|------|--|--|----------|------|
| 3.0  | <b>SECTION 2 - External Works to all elevations and roof areas</b>   |  |          |      |
|      | <b>Metal Work</b>  |  |          |      |
| 3.1  | Thoroughly rub down and prepare external previously decorated metalwork to remove all rust and scale leaving ready to receive redecoration.  | M60  | Item     |      |
| 3.2  | Provisional Sum: Allow for needle gun cleaning to railings and fixings to remove all scaling and rust.   | C48  | Item     |      |
|      | <b>Cleaning</b>  |  |          |      |
| 3.3  | Provisional Item: Undertake a nebulous water clean to remove all traces of soiling, atmospheric, carbon deposits etc to all rear and flank elevations including all reveals. Contractor to employ specialist to undertake cleaning procedure and to allow for monitoring and adjustment of timers and controls to provide most successful results. | C40  | Item     |      |
| 3.4  | Provisional Item: Undertake DOFF clean to all rear and flank elevations including all returns, roof projections and cornices etc to include all lightwells. All areas of exterior to be cleaned, including stonework, brickwork etc.   | C40  | Prov     |      |
|      | <b>Elevations generally</b>  |  |          |      |
| 3.5  | Allow to rake out and renew mortar joints to brickwork. Allow 10sqm. Refer to Waterman's Condition Report for photo reference.   | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002   | 10sqm    |      |
|      |  | STR17077-WSL-ZZ-<br>XX-SU-S-78RFVPO1   |          |      |
| 3.6  | Undertake insert repairs following removal of redundant fixings to brickwork. Allow 20no. Refer to Waterman's Condition Report for photo reference. Exact quantity to determined once scaffold in place.   | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002   | 20 No    |      |
|      |  | STR17077-WSL-ZZ-<br>XX-SU-S-78RFVPO1   |          |      |
| 3.7  | Provisional Item: Allow to replace cracked and defective plain brickwork. Allow for 20 No new bricks in various locations. Refer to Waterman's Condition Report for photo reference. Exact quantity to determined once scaffold in place.  | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002   | 20 No    |      |
|      |  | STR17077-WSL-ZZ-<br>XX-SU-S-78REVPO1   |          |      |
|      |  | C41  |          |      |
| 3.8  | Undertake crack repairs to fair face brickwork (repair type 'O') to the rear elevation. Carefully cut back the face of the brickwork and recreate the face with a sympathetic mortar to match existing. Provisionally allow for 20 No repairs.   | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002   | 20 No.   |      |
|      |  | STR17077-WSL-ZZ-<br>XX-SU-S-78RFVPO1   |          |      |
| 3.9  | Check and redress leadwork to balconies. Ensure weathering drip detail is provided to displace water.  | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002   | Item     |      |
|      |  | STR17077-WSL-ZZ-<br>XX-SU-S-78REVPO1   |          |      |
|      |  | H71  |          |      |
| 3.10 | Lead Sheet Covering: Provisional Item: Undertake repairs to lead sheet covering. Allow to remove and replace defective sections of lead sheet with new, and dress and detail to match existing using Code 6 lead. Allow 20lm.<br><br>Reinstate new Code 6 lead fixed with new Hallclips and lead mastic to mortar joint.                           | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002   | 20lm     |      |
|      |  | STR17077-WSL-ZZ-<br>XX-SU-S-78REVPO1   |          |      |
|      |  | H71  |          |      |
|      | <b>Metal Work</b>  |  |          |      |
| 3.11 | Thoroughly rub down and prepare cast iron rainwater downpipes, soil stacks and gutters and associated fixings to remove all rust and scale leaving ready to receive redecoration.  | M60  | Item     |      |
| 3.12 | Provisional Item: Allow for needle gun cleaning to cast iron downpipes and fixings to remove all scaling and rust.   | M60  | Item     |      |
|      | <b>WINDOWS, DOORS &amp; JOINERY to all Elevations</b>  |  |          |      |
| 3.13 | <b>All window repairs are to be carried out in accordance with Repair Care Crown Estate specification for Joinery Repairs - Preventative Maintenance for all External Joinery</b>  |  |          |      |
| 3.14 | Ensure that structural integrity of window frames and masonry elevations is maintained at all times during window repair works through the use of adequate propping as necessary. All propping to be design responsibility of contractor.  | C51<br>Repair Care Crown<br>Estate specification for<br>Joinery Repairs -<br>Preventative<br>Maintenance for all<br>External Joinery | Item     |      |
| 3.15 | Where glazing and/or entire windows/lights are to be removed, allow for the installation of securely fixed temporary timber panels to ensure that the building is always left secure, wind and watertight. Windows and/or panes must not be removed and left open overnight. Security of the building must be maintained at all times.             | C51<br>Repair Care Crown<br>Estate specification for<br>Joinery Repairs -<br>Preventative<br>Maintenance for all<br>External Joinery | Item     |      |

| Item | Description   | NBS Clause Ref.   | Quantity | Cost |
|------|---|---|----------|------|
| 3.16 | On completion of scaffolding, the contractor is to inspect all windows, doors, and joinery and mark up defective areas. The Contractor is to provide a full schedule of required repairs with location references on plans. The contractor is to allow for review with the CA for agreement prior to proceeding.  | C51<br>Repair Care Crown Estate specification for Joinery Repairs - Preventative Maintenance for all External Joinery | Item     |      |
| 3.17 | The contractor is to record all provisional items and lengths/dimensions/quantities undertaken including reference drawings and details for review by CA and computation of valuations and payments.  | C51<br>Repair Care Crown Estate specification for Joinery Repairs - Preventative Maintenance for all External Joinery | Item     |      |
| 3.18 | Carefully rake out, prepare surfaces and renew putty to timber windows with linseed oil putty.  | C51<br>Repair Care Crown Estate specification for Joinery Repairs - Preventative Maintenance for all External Joinery | Item     |      |
| 3.19 | Ease and adjust all windows to all external, elevations to leave in good operational condition.   | C51<br>Repair Care Crown Estate specification for Joinery Repairs - Preventative Maintenance for all External Joinery | Item     |      |
| 3.20 | Ease and adjust all external doors to leave in good operational condition.  | C51<br>Repair Care Crown Estate specification for Joinery Repairs - Preventative Maintenance for all External Joinery | Item     |      |
| 3.21 | Windows are to be repaired and fully overhauled using traditional methods to improve airtightness and acoustic performance. Ease and release opening casements by removal of paint build up. Remove ironmongery (and hinges where required) and label for refurbishment and re-use, allow to refurbish existing ironmongery as required for normal operation. Assess condition of all steel members and report any defects to the contract administrator, remove all paint coatings from surrounds, linings and sills using a hot air gun. Remove deteriorated external putties and replace with new Repair Care Dry SealMP. Repair Care System to be applied in strict accordance with manufacturer's recommendations. Refix ironmongery following refurbishment and prepare surfaces for redecoration as specified elsewhere. Ensure free operation of opening casements upon completion. | L40   | Item     |      |
| 3.22 | Allow to refurbish all existing metal windows to the property. Contractor to allow to remove all traces of rust and historic build up of paint. Contractor to apply suitable rust resistant coating and prepare windows ready for redecoration. Ease and adjust all windows. Contractor to ensure all windows operate correctly.  | L40   | Item     |      |
| 3.23 | To all elevations, carefully remove all mastic to window frames/reveal abutments and renew in accordance with specification clause.   | Z21   | Item     |      |
| 3.24 | Supply and install window restrictors to all operable windows. Contractor to submit proposals for suitable device.  | ~   | Item     |      |
| 3.25 | Provisional Item: allow to undertake See Brilliance restoration of metal windows to rear elevation.   | ~   | Prov     |      |
|      | <b>DECORATIONS to all external areas</b>  |   |          |      |
|      | <b>All redecorations shall be carried out in strict accordance with BS: 6150. Please refer to AkzoNobel Specification appended.</b>   |   |          |      |
| 3.26 | Comprehensively decorate all previously painted surfaces as follows:  |   |          |      |
| 3.27 | Rub down all existing elements back to bare wood prior to decoration.   | M60   | Item     |      |
| 3.28 | Rub down all existing metal windows back to bare metal prior to decoration.   | M60   | Item     |      |
| 3.29 | Allow an extra over cost for redecoration using lead based paints.  | M60   | Item     |      |
| 3.30 | Allow for conservation paint analysis to be carried out to the windows, doors, metalwork, and plaster/render to determine recommended redecoration colours by determining historic colours used to all affected areas.  | M60   | Item     |      |
| 3.31 | Prepare and decorate all previously painted timber windows and doors, fascia's, soffits etc. all timber elements  | M60   | Item     |      |
| 3.32 | Prepare and decorate all previously painted metal windows.  | M60   | Item     |      |
| 3.33 | Prepare and decorate all previously painted rainwater goods and soil stacks.  | M60   | Item     |      |
| 3.34 | Prepare and decorate all previously painted leadwork.   | M60   | Item     |      |
| 3.35 | Prepare and decorate all previously painted concrete and stone lintels.   | M60   | Item     |      |
| 3.36 | Prepare and decorate all previously painted Stucco render.  | M60   | Item     |      |
| 3.37 | Prepare and decorate all previously painted metalwork including railings, fire escape staircases, louvre screens, decorative mouldings etc.   | M60   | Item     |      |
| 4.0  | <b>SECTION 3 - Roof and associated areas</b>  |   |          |      |
| 4.1  | Provide safe access for all works at roof level.  | Section 1   | Item     |      |
| 4.2  | The following items relate to all roofs including, plant/lift motor room roofs, parapet gutters and mansard roofs, unless specifically mentioned otherwise.   | ~   | Item     |      |
| 4.3  | Thoroughly clean down all rainwater gutters, gully's, outlets, box gutters and downpipes to building.   | ~   | Item     |      |
| 4.4  | Undertake a CCTV drainage survey of the rainwater outlets and associated downpipes including those which are suspected to be routed internally through the building. Provide written report to the CA.  | R10   | Item     |      |
| 4.5  | Undertake full flow test of gutters and downpipes to determine existing leaks to the system. Identify and mark up defective joints/sections/couples.  | ~   | Item     |      |
| 4.6  | Provisional Item: Reseal all cast iron and pvc gutter joints using proprietary sealant solution.  | ~   | Prov     |      |
| 4.7  | Provisional Item: Reseal all cast iron and pvc downpipe joints using proprietary sealant solution to couples.   | ~   | Prov     |      |
| 4.8  | Provisional Item: Allow to replace defective sections of cast iron guttering with new to match existing profiles and dimensions. Allow for 10l/m in various locations including all brackets, fixings, connections, and fitting.  | ~   | 10lm     |      |
| 4.9  | Provisional Item: Allow to replace defective sections of cast iron downpipes with new to match existing profiles and dimensions. Allow for 20l/m in various locations including all brackets, fixings, sockets, couples, connections, access points, and fitting.   | ~   | 20lm     |      |

| Item | Description  | NBS Clause Ref.  | Quantity | Cost      |
|------|--|--|----------|-----------|
| 4.10 | Supply samples of all rainwater goods, pipes, gutters, hoppers, brackets, fixings etc for review and approval by CA & conservation bodies prior to ordering.<br><br><u>Test Lightning conductor system</u>   | ~  | Item     |           |
| 4.11 | Appoint specialist to test lightning conductor system to entire building to relevant British and European standards.   | ~  | Item     |           |
| 4.12 | Provisional Item: For repairs to lightning protection system.<br><br><u>Roof coverings and roof area generally</u>   | ~  | Item     | 10,000.00 |
| 4.13 | Remove plant growth around service ducts, upstands and roof area generally. Remove debris and grime generally.   | J21  | Item     |           |
| 4.14 | Allow to redistribute stone ballast, to evenly cover the plant area.   | ~  | Item     |           |
| 4.15 | Provisional sum: Rake out joints to lead flashings. Supply and install new fixings and repoint fixing joint. Allow for 20lm.   | H71  | 20lm     |           |
| 4.16 | Check and redress leadwork to roof. Ensure weathering drip detail is provided to displace water.   | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-<br>XX-SI-I-S-78RFVPO1 | Item     |           |
| 4.17 | Lead Sheet Covering: Provisional Item: Undertake repairs to lead sheet covering. Allow to remove and replace defective sections of lead sheet with new, including all timber batten rolls, and dress and detail to match existing using Code 6 lead. Allow 5m2 of roof.<br><br>Reinstall new Code 6 lead fixed with new Hallclips and lead mastic to mortar joint.   | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-<br>XX-SI-I-S-78RFVPO1 | 5m2      |           |
| 4.18 | Carefully clean all new and existing leadwork and apply 2 coats patination oil.  | H71  | Item     |           |
| 4.19 | Clean down all coping stones using method approved above.  | C41  | Item     |           |
| 4.20 | Undertake pull test on all coping stones. Allow to re-bed as necessary.  | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-<br>XX-SI-I-S-78RFVPO1 | Item     |           |
| 4.21 | Rake out and renew pointing to coping stones to match existing. Allow for 20lm of pointing.  | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-<br>XX-SI-I-S-78RFVPO1 | 20lm     |           |
| 4.22 | Provisional item: Supply and install new polymer modified asphalt repair to flat roofs to left hand side, including upstands etc. as set out in the Kemper Specification. Works are to be installed by a Kemper approved contractor. Allow for all BWIC, fittings, accessories, underlays, binder coats, finishing coats, upstand details etc. All roof recovering works to achieve a 20-year insurance backed guarantee made out in favour of the client. | Kemper Specification   | Item     |           |
| 4.23 | Provisional item: Clean down all flat roof surfaces and install solar reflective paint covering to all sections of asphalt roof including upstands on completion of asphalt repair works.  | J21  | Item     |           |
| 4.24 | Provisional item: allow to investigate spalling to concrete frame at roof level (noted inside plant area) allow a provisional sum of £10,000 to undertake specialist investigations and remedy.  | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-<br>XX-SI-I-S-78RFVPO1 | Prov     | 10,000.00 |
| 4.25 | Provisional item: Allow to complete the edge protection to the roof which is incomplete. System to match existing and complete the perimeter of the building. Allow to recertify whole system upon completion.   | ~  | Prov     |           |
| 4.26 | Allow to test slates to mansard roof for any loose or defective slates.  | ~  | Item     |           |
| 4.27 | Provisionally allow to replace 25 No. slates to match existing where slipped, missing or damaged.<br><br><u>Stucco render repairs</u>  | M40  | 20 No.   |           |
| 4.28 | The contractor is to undertake hammer testing to render finishes to establish defective materials. The contractor is to give the CA at least 3 working days notice before hammer testing of render finishes. The contractor is to mark up and record all areas of defective render and issue a copy to the CA before repair work can commence.   | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-<br>XX-SI-I-S-78RFVPO1 | Item     |           |
| 4.29 | Provisional item: Following the hammer testing to render finishes to establish defective Stucco, carefully remove deteriorated and debonded Stucco, and take back to a sound substrate. Allow for a provisional quantity of 20 No. 1 sqm areas to re-render. Exact quantity to be determined once scaffolding in place.  | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-<br>XX-SI-I-S-78RFVPO1 | 20 No.   |           |
| 4.30 | Carefully cut through hairline cracking and opening joints to Stucco render back to the underlying substrate. Make good to match existing, allow for 50lm.   | Waterman Ref:<br>STR17077-WSL-ZZ-<br>XX-SP-S-<br>0001/STR17077-WSL-<br>ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-<br>XX-SI-I-S-78RFVPO1 | 50lm     |           |
|      | <u>Cleaning and Handover</u>   |  |          |           |



| Item | Description   | NBS Clause Ref.   | Quantity | Cost |
|------|---|---|----------|------|
| 4.31 | On the completion of the entire works, allow to undertake a complete Builders Clean to the works areas, including elevation brickwork, glazed tiles etc. Ensure all window glazing is cleaned, internally and externally to the satisfaction of the Contract Administrator.   | ~   | Item     |      |
| 4.32 | Prior to striking of scaffolding, sweep all scaffold boards, turn boards and remove all debris from site. Allow to make good scaffold fixing holes in accordance with Waterman Ref: STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002 and C41   | Waterman Ref:<br>STR17077-WSL-ZZ-XX-SP-S-0001/STR17077-WSL-ZZ-XX-SP-S-0002<br><br>STR17077-WSL-ZZ-XX-SU-S-78REVPO1<br>C41 | Item     |      |
| 4.33 | Remove all deposits, rubbish and surplus materials consequent upon execution of the works.  | ~   | Item     |      |
| 4.34 | Upon handover of the project to the Contract Administrator, the Contractor must handover all documentation and test results for the completed works. Failure to complete this will inevitably delay Practical Completion and possibly incur damages in accordance with the contract conditions. Documentation for handover: <ul style="list-style-type: none"> <li>■ Health and Safety File</li> <li>■ Building Regulations Final Certificate</li> <li>■ Asbestos survey report</li> </ul> <p>Contractors Design</p> <p><b>Contractor is to allow for the following design elements in accordance with Watermans STR17077-WSL-ZZ-XX-SU-S-78REVPO1</b></p> | ~   | Item     |      |
| 4.35 | The Contractor will be responsible for the detailed design and construction of scaffolding and certain structural elements of work as contained within Tuffin Ferraby Taylor LLP's specification and Waterman Structures Limited's documents STR17077-WSL-ZZ-XX-SP-S-0001, STR17077-WSL-ZZ-XX-SP-S-0002 and STR17077-WSL-ZZ-XX-SU-S-78REVPO1 with the following specific contractor design elements: <ul style="list-style-type: none"> <li>■ Scaffold design</li> <li>■ Structural elements where necessary (Waterman's to co-ordinate)</li> <li>■ Fire escape staircase repairs</li> </ul>  | ~   | Item     |      |
| 4.36 | The contractor is to provide a 'Contractor's Proposals' document to confirm that the contractor's design elements will be in accordance with the requirements set out in the specification. Any deviations from the specification must be highlighted within this document, and full details provided.  |   | Item     |      |
| 4.37 | During the construction stages, the contractor is to provide the following, sufficiently in advance of the critical procurement/construction programme to the Employer's design team for comment/approval: <ul style="list-style-type: none"> <li>■ Working drawings and all supporting details as required by the CA for all items of CDP listed above.</li> </ul>   |   | Item     |      |

**SUMMARY**

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**Contractor's OH & P:**

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**Contingency:**

**Total:**

*Provisional Sums (included in above page totals, where applicable)*

**Note: All prices above are exclusive of VAT**