



CUBED



## Schedule of specific works items

### Maintenance Repair and Wind and Watertight works.

2 Dyke Road  
Brighton  
BN1 3FE

Prepared by

**CUBED Property Advisors Limited**  
145 Chorley Road  
Heath Charnock  
Chorley  
PR6 9JL  
Tel: 07855 489 246  
www.cubedltd.co.uk

For

**Barron Homes**  
10 Prince Albert Street  
Brighton  
BN1 1HE

November 2023  
Revision:

Roof and Façade repairs, 2 Dyke Road Brighton

	Schedule of Work				
	Pre - redevelopment, roof top extension, and internal refurbishment, pre-works general maintenance repair and Wind and Watertight works.				

	ISSUE 1 - November 2023				
		UNIT	QTY	£	p
1.0	General Items				
	Scope of work and Introduction				
	<p><i>The scope of this work is to complete maintenance, repair, and wind and watertight fabric repairs to the above property due to water ingress damage, and some structural damage to corroded lintels, ahead of a proposed redevelopment of the site by way of the formation of a new apartment on the roof top areas.</i></p> <p><i>The pre-redevelopment works will be to upgrade the external fabric, repair lintels, fit new windows where the old aluminium windows are distressed and complete repair and decoration of the original timber windows. The works are to be called Maintenance Repair and Wind and Watertight works.</i></p> <p><i>The contractor is expected to price this document and submit this as a priced breakdown of the works described herein.</i></p> <p><i>Any qualifications should be brought to the attention of the supervising officer before costs and tenders are submitted.</i></p> <p><i>Variations to this contract will only be accepted in writing, priced in advance, and approved by the supervising officer or client. No variation to this specification will be accepted unless pre-approved.</i></p>				
1.1	The project is to complete works to repair defective roofs and parapet capping's and gutters, masonry facades and render repairs and this will include window repairs and replacement and may include some general masonry repairs at:				

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	<p>2 Dyke Road Brighton BN1 3FE</p> <p><i>on behalf of:</i></p> <p>Barron Homes 10 Prince Albert Street Brighton BN1 1HE</p> <p>The works in general include but are not exclusive to:</p> <ul style="list-style-type: none"> <li>• <i>Parapet masonry and parapets and parapet capping repairs;</i></li> <li>• <i>Repairing corroded lintels and replacing these where necessary;</i></li> <li>• <i>Repainting the brickwork generally to all main elevations;</i></li> <li>• <i>Cut out damaged bricks and replace generally where these are spalled and de-faced;</i></li> <li>• <i>Window repairs or replacement works;</i></li> <li>• <i>Install Pigeon and bird deterrents;</i></li> <li>• <i>Some external metal works and joinery repair;</i></li> <li>• <i>Decoration;</i></li> </ul> <p>The property comprises and the works generally will be to:</p> <p>2 Dyke Road Brighton BN1 3FE</p> <p>The property is a three storey, (there may be a basement, but we could not access this at the time of the survey), city centre retail and office building. The property provides retail and offices as a commercial investment concern. The property is unoccupied.</p> <p>There are plans to convert the building into residential. There are plans to construct and additional third floor penthouse residential space.</p>				

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	<p>The property is located in the city centre and mixed retail, commercial, tourist and residential area of Brighton on a prominent main featureful retail and commercial parade adjacent to the main retail areas and within the main tourist district of the city. The area is close to commercial and retail centres, within a mixed business and shopping area but there are some medium rise residential apartment properties close by. The property is on a prominent location on Dyke Road, to the west, and on the prominent corner junction between Western Road in the South, North Street in the east and Queens Square in the north.</p> <p>The property appears to have been originally an end of terrace Edwardian 1900's building but has been rebuilt in its entirety upon its main two facades some time in the 1970's or early 1980's. and is a retail and commercial building.</p> <p>There is no rear access, rear area for parking or loading and with only a small side lightwell external area with the property and the property is generally enclosed at the rear with neighbours and buildings not included within this demise. There is a front access area to the escape door only and the main door is off Dyke Road</p> <p>There is a single main front elevation onto the corner with the Dyke Road corner being the front elevation.</p> <p>The access to the building is off the main pedestrian pathway only.</p> <p>The main structure of the building is load bearing brickwork but may also incorporate some form of built in steel frame most likely in association with the load bearing facades. The original building appears to be an Edwardian structure later re-faced with brickwork in the modern era.</p> <p>There are main masonry facades which are featureful in a sort of modern style with aluminium casement windows but being timber and architectural windows in the Edwardian style to the lightwell. Brick walls are the main load bearing in part and finished fair faced and pointed. The roof is flat and felted over a concrete deck the main roof may originally have been asphalt. There are felted or lead lined parapet gutters incorporated in the flet which also may originally have been asphalt. Internal rainwater pipes are provided with running outlets in felt.</p> <p>Floors are formed in a mix of pre-stressed and insitu reinforced concrete with some suspended concrete and some ground bearing slabs with early form reinforcing.</p>				













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	<p>There is a mix of plastic and metal rainwater pipes and gutters.</p> <p>There are pedestrian concrete staircases leading to the upper floors.</p> <p>The window systems are a mix of traditional aluminium and old timber in the casement and sliding sash style windows to the Edwardian. There are some modern plastic windows as later replacements.</p> <p>Pedestrian access doors are timber, aluminium and steel.</p> <p>The property is set over ground, first, and second floors.</p> <p>The contractor must bear in mind that the tenderer is to price for all of the essential repairs including roof repairs, services disturbed, decoration, making good and masonry repairs. The site should be left clean on completion and all waste removed.</p> <p>The contractor must price to phase the works to ensure that risks of damage from wet weather are removed such that any areas of structure opened up can be weather protected quickly should adverse weather be experienced.</p> <p>All materials and workmanship are to be of the standard expected and intended (and as specified, and to modern standards and good working practice) to procure the scheme.</p> <p><u>Scope of works summary</u></p> <p>The scope of works will included (but not exclusively) the following works:</p> <ul style="list-style-type: none"> <li>• Erect scaffold as required to the perimeter of the façade and roof areas affected by the works to provide safe working to all areas of the facades, and roofs affected by the works. The contractor must submit with their tender details of how safe high level access is to be achieved;</li> <li>• Submit with tender proposals for site compound and welfare facilities including toilet and hot and cold running water. (The client has confirmed that the existing connections for power and water can be made via the common supplies). This will need to be left in a clean condition on completion and you must factor this into your costs;</li> <li>• Parapet masonry and parapets and parapet capping repairs;</li> </ul>				

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	<ul style="list-style-type: none"> <li>• Lintel and brickwork repairs;</li> <li>• Repointing the brickwork generally to all main elevations;</li> <li>• Repair concrete bay joints and expansion joint generally to the façade;</li> <li>• Replace old aluminium windows;</li> <li>• Install Pigeon and bird deterrents;</li> <li>• Window repairs or replacement works;</li> <li>• Some external metal works and joinery repair;</li> <li>• Repair and decorate the steel fire escape stair;</li> <li>• Decoration;</li> </ul>				
1.2	<b>General matters</b>				
1.3	Each item is deemed to include for the supply of all materials, labour and plant required, unless already allowed for in the previous sections of the specification.				
1.4	<p>The following schedule is to be used for showing the breakdown of the tender figure accordingly.</p> <p>You need to be mindful of the workmanship clauses contained herein and any provisional sums contained therein when totalling your price.</p> <p>All work, materials and installations should be built and fixed/ fitted to current standards, legislation, British Standards, European standards and the Building regulations.</p> <p>Workmanship and materials are to be in strict accordance with Regulation 7 of the Building regulations.</p> <p>Workmanship is to be in strict accordance with BS 8000: 2014 Workmanship on Construction sites and its suite of standards and all associated BSI standards</p>				
1.5	<p>The contractor is expected to attend site in order to prepare the tender price and is responsible for his own on-site measurements.</p> <p>All materials ordered shall be only ordered upon the contractor's re-measure of the site and buildings. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM SITE PLANS OR DRAWINGS. However they are acquired.</p>				

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1.6	The Schedule of works is to be read as a whole and this includes trade preambles and workmanship requirements together with contract details.				
1.7	<p>The tender drawings are:</p> <p>There are no tender drawings specific to this repair works programme and the contractor has to inspect the roof and elevations themselves to assess the extent of the work.</p> <p>However the site will, later be redeveloped and extended and the development drawing package for this work is:</p> <div style="display: flex; justify-content: space-around; align-items: center;">      </div> <p>BH2022_01306-PRO BH2022_01306-EXIS BH2022_01306-EXIS BH2022_01306-EXIS BH2022_01306-EXIS            POSED_EAST_ELEVATING_WEST_ELEVATING_SECOND_FLOORING_ROOF_PLAN-1TING_GROUND_FLO</p> <div style="display: flex; justify-content: space-around; align-items: center;">      </div> <p>BH2022_01306-EXIS BH2022_01306-EXIS BH2022_01306-SITE BH2022_01306-PRO BH2022_01306-PRO            TING_FIRST_FLOOR_TING_EAST_ELEVATING_LOCATION__BLOCPOSED_WEST_ELEVATING_POSED_THIRD_FLO</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p>BH2022_01306-PRO BH2022_01306-PRO            POSED_SECTION_APOSED_ROOF_PLAN</p>				
1.8	Each section and each individual item is to be priced separately but totalled in the collection page to form an overall price in the tender submission.				
1.9	Prior to pricing any item within the schedule the Contractor is to fully and certainly ascertain the extent of the works and any local features and factors of construction, which affect the nature of works described. During the tender stage should any discrepancies come to light the Contractor is to inform the Contract Administrator or request clarification.				
1.10	<p><b><u>SCAFFOLDING</u></b></p> <p>The contractor is to include for all necessary temporary scaffolding, temporary towers, cherry picker access and roof edge protection for the proper execution of the works.</p>				

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	<p>The contractor shall advise during their tender submission of the philosophy of the safe access provision.</p> <p>All scaffolding and high level protection to be undertaken strictly in accordance with The Construction (Health, Safety and Welfare) Regulations 1996, The Construction (design and management) regulations 2015 (CDM), Work at height regulations 2005, HSE Guidance publications, BS 5973, BS 5974 etc. All Scaffolding work must be accredited by CITB / NASC and handover certificates and regular inspection reports provided.</p> <p>The scaffolding is to be designed appropriately and constructed to provide a safe working areas and fall protection and safe access and egress to the work areas.</p> <p><i>Scaffolding must be erected immediately before works commence and unused scaffold and part complete scaffolding will not be acceptable.</i></p> <p><i>Scaffolding must be immediately dismantled once the work is complete and unused scaffold will not be acceptable.</i></p> <p><i>Main contractor to arrange and pay for any scaffold licences and permissions required through the local authority highways department.</i></p> <p><i>Scaffold design must take into account the building is open for use by the residential occupants.</i></p> <p><i>All scaffolding should be partitioned off from the public at the base by way of barriers and heras fencing.</i></p> <p><i>Heras fencing should also enclose the skips.</i></p>				
1.11	<p>Contractor is to make safe all site areas providing safety fencing/barriers and signage to the perimeter of the working area as necessary to make the site safe.</p> <p>The contractor must barrier off the work area from access by the public and provide appropriate warning signs etc.</p> <p><i>The work being in phases shall be enclosed with "heras" fencing to protect the public and occupants from the work areas.</i></p>				



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	<p>Access and egress areas to the scaffolding shall be partitioned off from the public.</p> <p>Any Working platforms shall be fully boarded with toe boards and edge protection to minimize falling debris. Debris netting shall be provided if it is deemed necessary over the front entrance doors to the apartments.</p> <p>The contractor is to take all necessary precautions to ensure that the building and site remain secure during the course of the contract.</p> <p>Any scaffold access ladders shall be removed each night to ensure that the scaffolding cannot be accessed after hours and the ladder arrangement should be such as to not encourage easy access.</p> <p><b><i><u>The scaffold shall be fitted with an alarm.</u></i></b></p> <p>If using cherry pickers or towers the same principals apply and these should have a barrier erected.</p>				
1.13	<p>The main contractor is to include for making good all internal, external finishes damaged during the works or access, and landscaped disturbed surfaces, arising during the course of this contract, throughout the building and site areas.</p>				
1.14	<p>The main contractor is responsible for the safekeeping of all materials and fittings to be set aside for reinstatement.</p>				
1.15	<p>The Contractor is to allow for all necessary welfare facilities and secure storage facilities etc, during the course of the contract. Location of contractor's storage and welfare facilities will need to be moveable as the work progresses.</p> <p>Contractor to provide a:</p> <ul style="list-style-type: none"> <li>• Portaloo toilet which is to be cleaned and cleared each week,</li> <li>• A lockable site storage container for stored materials;</li> <li>• A site office partition to include welfare, hot and cold running water, washing area and brew area. The room shall be heated.</li> <li>• Site office will be inside the building.</li> </ul>				

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1.16	All debris arising from the works is to be cleared away as it arises and not stored on site. There will be an allocated space for skips. This area also needs to be secured by "heras" fencing.				
1.17	Contractor to visit site, investigate all areas of proposed works, and consider access arrangements to enable works to proceed diligently and without interruption.  The main contractor is to be considerate and mindful of the adjoining residential occupiers and to ensure that the access road, car park and access to the building is kept clear and is maintained free of obstructions.  Noisy operations are to be confined to the hours of 8:00am and 5:00pm weekdays.  Weekend working is NOT permitted and in exceptional circumstances will ONLY permitted with written prior approval but must be avoided to ensure that the occupants have quiet enjoyment of the residential space for the weekends.				
1.18	It is understood that the CDM regulations will apply. The main contractor should be mindful of all Health and Safety legislation, safe working practice and plan and execute the works in a professional competent manner. The main contractor is to provide clear method statements for work process to show that safe methods of working have been considered and planned.  The following is key legislation which will apply:  <ul style="list-style-type: none"> <li>• The Construction (Design &amp; Management) Regulations 2015</li> <li>• Health &amp; Safety Work etc Act 1974</li> <li>• Management of Health &amp; Safety Work Regulations 1999</li> <li>• COSHH Regulations 2002</li> <li>• Control of Asbestos Regulations 2012</li> </ul> Method Statements to be forwarded in advance of the above work commencing, to the appointed CDM Co-ordinator for approval.  Breaches in Health and Safety <i>will</i> result in <i>determination</i> of the contract.  The client has had the asbestos board in the loft areas examined by a professional asbestos surveyor and no asbestos was found within the fire proof boards.				

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1.19	The main contractor is expected to prepare a programme of work prior to commencement, to revise and amend as the work requires, and to submit the same to the contract administrator immediately that the project programme is altered.				
1.20	<p>The main contractor is expected to appoint and manage all of his/her sub contractors in a domestic sub contract arrangement. Sub contracts will be appointed by the main contractor using standard JCT form. A copy of the domestic sub contract form duly signed and complete is to be provided to the CA before work commences. The value can be blacked out for confidentiality but <i>we need to be comforted that all contracts are true and legitimate.</i></p> <p>The main contractor is to liaise with all of his/her subcontractors to ensure that all welfare, power, lighting and waste removals are accommodated for each trade.</p>				
1.21	<p>The main contractor is required to clean the site each day and leave the site in a tidy orderly manner each day. It is essential from a Health and safety and byway of good management of the site that all debris and waste are removed to the skip immediately that they are evident.</p> <p><b><i>LITTERING BY THE CONTRACTORS STAFF WILL NOT BE TOLERATED. ANYONE CAUGHT LITTERING THE LOCAL ENVIRONMENT WILL BE ASKED TO LEAVE SITE PERMANENTLY.</i></b></p>				
1.22	The contractor is to procure a simple sheathing ply site signboard at the front of the site and display the appropriate H and S notices.				
1.23	<p><b><i>Paperless documentation</i></b> CUBED Property operate a paperless office system, and as such, all documents and drawings will be issued digitally.</p> <p>For site, the contractor is to make allowance for printing their own drawings/ specifications none will be issued in paper form.</p>				
1.24	<p><b>THE FOLLOWING SITE RULES WILL APPLY</b></p> <ul style="list-style-type: none"> <li>• Personal mobile phones <b><i>are banned;</i></b></li> <li>• Smoking is banned within the perimeter of the site and smoking within “working hours” is prohibited;</li> </ul>				

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	<ul style="list-style-type: none"> <li>• Personal radios are banned;</li> <li>• Foul and bad language is prohibited;</li> <li>• All operatives to carry photographic identification;</li> <li>• Any form of sexual intimidation of the public from the site operative will result in that site operative being excluded from the site;</li> <li>• Offensive material and pictures will not be allowed on site or in site cabins;</li> <li>• LITTERING BY WORK STAFF WILL RESULT IN AN INSTANT REMOVAL OF ALL OFFENDING OPERATIVES FROM SITE. .</li> </ul> <p>THESE RULES WILL BE STRICTLY APPLIED AND ANY BREACH WILL RESULT IN EXCLUSION AND POSSIBLY DETERMINATION OF THIS CONTRACT.</p> <p>THESE SITE RULES SHOULD BE DISPLAYED UPON THE SITE OFFICE BOARD AND ARE TO BE STRICTLY ADHERED TO.</p>				
1.25	<b>A suitable fire management system and policy is required for the site.</b>				
1.26	The main contractor shall assist the Principal designer to produce the site health and safety file after the works are complete. This will require total co-operation in producing printed documentation for the site of all as built drawings, product tech sheets and any other related material normally included in a health and safety file.				
1.27	<p>The appointed contractor must submit prior to final contract appointment the minimum following health and safety documentation for approvals:</p> <ul style="list-style-type: none"> <li>• CHAS, Safe contractor or other similar certification of association and pre- safety approvals systems; (the contractor must be a member of one of these organisations);</li> <li>• Safe method or works statements for all tasks;</li> <li>• Risk assessments for all tasks;</li> <li>• Fire safety management systems;</li> <li>• Training and awareness certificates for all staff employed on site. Asbestos awareness training, working at height training, fire safety training IPAF and plant training;</li> <li>• NICEIC or similar electrical engineers certificates;</li> </ul>				

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	<ul style="list-style-type: none"> <li>All insurance certificate for the site, public liability and employers liability of all appointed contactors;</li> </ul>				
1.28	<p><b><u>Terms of Contract</u></b></p> <p>The Contractor shall enter into a JCT MW 2016 Minor Building Works Agreement with the Client for a fixed sum. The Contractor shall propose a programme for the works which is not to exceed 8 months and is suggested at this stage to start on site on Monday 15<sup>th</sup> January 2024. Completion is required by End August 2024. Anticipated date of instruction to proceed : Start December 2023</p> <p>The following are parts to the contract that will be required and the implications of these must be considered and allocated within the pricing structure by the contractor:</p> <p><b><u>Parties' details</u></b></p> <p>Barron Homes 10 Prince Albert Street Brighton BN1 1HE</p> <p><b><u>Contractor's name to be confirmed after tender</u></b></p> <p><b><u>Works (First Recital)</u></b></p> <p>Maintenance Repair and Wind and Watertight works. 2 Dyke Road Brighton BN1 3FE</p> <p><b><u>Documents which the Employer has had prepared to show and describe the work to be done (Second Recital)</u></b></p> <ul style="list-style-type: none"> <li>Contract Drawings: identification</li> <li>Contract Specification</li> <li>Work Schedules</li> </ul> <p><b><u>Pricing document provided by the Contractor (Third Recital)</u></b></p>				

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	<ul style="list-style-type: none"> <li>• a copy of the priced Contract Specification</li> <li>• a copy of the priced Work Schedules</li> <li>• a Schedule of Rates</li> <li>• Construction Industry Scheme (Fourth Recital and clause 4.2)</li> <li>• CDM Regulations (Fifth Recital)</li> <li>• The project is notifiable to the HSE</li> <li>• Framework Agreement (NOT APPLICABLE)</li> </ul> <p><b><u>Supplemental Provisions (Seventh Recital and Schedule 3)</u></b>  <b><u>Collaborative working (Schedule 3, Supplemental Provision 1)</u></b></p> <ul style="list-style-type: none"> <li>• Not Applicable.</li> </ul> <p><b><u>Sustainable development and environmental considerations (Schedule 3, Supplemental Provision 4)</u></b></p> <ul style="list-style-type: none"> <li>• Not Applicable</li> </ul> <p><b><u>Performance Indicators and monitoring (Schedule 3, Supplemental Provision 5)</u></b></p> <ul style="list-style-type: none"> <li>• Not Applicable</li> <li>•</li> </ul> <p><b><u>Notification and negotiation of disputes (Schedule 3, Supplemental Provision 6)</u></b></p> <ul style="list-style-type: none"> <li>• Applicable</li> <li>• Employer's nominee to be confirmed</li> <li>• Contractor's nominee to be confirmed</li> </ul> <p><b><u>Contract Sum (Article 2)</u></b></p> <ul style="list-style-type: none"> <li>• To be confirmed</li> </ul> <p>Architect/Contract Administrator (Article 3)</p> <ul style="list-style-type: none"> <li>• CUBED Property Advisors Limited 145 Chorley Road Heath Charnock Chorley PR6 9JL</li> </ul>				

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	<p>Tel: 07855 489 246 www.cubedltd.co.uk info@cubedltd.co.uk</p> <p>Principal Designer (Article 4)</p> <ul style="list-style-type: none"> <li>CUBED Property Advisors Limited 145 Chorley Road Heath Charnock Chorley PR6 9JL Tel: 07855 489 246 www.cubedltd.co.uk info@cubedltd.co.uk</li> </ul> <p><b>Principal Contractor (Article 5)</b></p> <ul style="list-style-type: none"> <li>To be confirmed</li> </ul> <p><b>Adjudication (Article 6 and clause 7.2)</b></p> <ul style="list-style-type: none"> <li>Not applicable</li> </ul> <p><b>Arbitration (Article 7 and Schedule 1)</b></p> <ul style="list-style-type: none"> <li>Applicable</li> <li>The Royal Institution of Chartered Surveyors</li> </ul> <p><b>Works commencement date (clause 2.2)</b></p> <ul style="list-style-type: none"> <li>To be confirmed</li> <li></li> </ul> <p><b>Date for Completion (clause 2.2)</b></p> <ul style="list-style-type: none"> <li>6 months after start date.</li> </ul> <p><b>Liquidated damages (clause 2.8)</b></p> <ul style="list-style-type: none"> <li>£1000 per week</li> </ul> <p><b>Rectification Period (clause 2.10)</b></p> <ul style="list-style-type: none"> <li>Six months after practical completion</li> </ul>				

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	<p><b><u>Interim payments – Interim Valuation Date [clause 4.3]</u></b></p> <ul style="list-style-type: none"> <li>• Every three weeks</li> <li>• Every three weeks</li> </ul> <p><b><u>Percentage of the total value to be certified before practical completion [clause 4.3]</u></b></p> <ul style="list-style-type: none"> <li>• 97.5%</li> </ul> <p><b><u>Percentage of the total value to be certified on and after practical completion [clause 4.3]</u></b></p> <ul style="list-style-type: none"> <li>• 2.5%</li> </ul> <p><b><u>Supply of documentation for computation of amount to be finally certified [clause 4.8.1]</u></b></p> <ul style="list-style-type: none"> <li>• 2 months</li> </ul> <p><b><u>Insurance: Contractor’s Public Liability insurance – injury to persons or property [clause 5.3]</u></b></p> <ul style="list-style-type: none"> <li>• £5 million</li> </ul> <p><b><u>Insurance of the Works etc. (clauses 5.4A, 5.4B and 5.4C)</u></b></p> <ul style="list-style-type: none"> <li>• clause 5.4B (Works and existing structures insurance by Employer in Joint Names)/</li> </ul>				
<b>2.0</b>	<b>LINTEL REPAIRS</b>				
2.1	<p>The scope of this item is to cut out bricks to examine the corroded built-in lintels to the front and side elevations, and confirm works of repair or replacement.</p> <p>The full scope will not be known until the scaffolding is erected and the lintels exposed.</p> <p>For to this it is purposed that in this initial tender the contractor is to price for treating as the below specification:</p> <ul style="list-style-type: none"> <li>• 13nr window lintels to the front and side elevation, and;</li> </ul> <p>Also for complete renewal of</p>	13nr and 10nr			



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	<ul style="list-style-type: none"> <li>• For replacing 10nr lintels to windows.</li> </ul> <p>The works will generally be to repair or replace the corroded steel window lintels on the first and second floors of the front and side elevations.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• 23nr windows to the front and side elevation.</li> </ul> <p>Allow for inspection by the CA and the Structural engineer once the scaffolding is erected. Allow for inspection of all 23nr window lintels.</p> <p>Allow for cutting out bricks to all 23nr windows 2 courses above the lintels and to one full brick either side of the end bearings. Allow for needle propping from the scaffolding fully reinforced and supported to enable the loadings above lintels to be transferred safely to the ground. And to allow full access for both inspection and repair.</p> <p>Due to loading limits on the temporary supports, it is expected that the work will need to be approached in phases being 1 in 3 in a staggered diagonal pattern and would allow in each phase for inspection and then repair</p> <p>That is not all window lintels will be exposed at the same time and as such not all will be temporarily supported at the same time, thereby reducing loading risks.</p> <p>We anticipate the work will be completed to windows in a staggered: patten; one up; one down; and one up again; dotted around the facades over five phases.</p> <p>Cut out bricks and noted 2 course and one beyond end bearings and expose the steel lintels.</p> <p>Clean debris and expose full width they lintels, rake out and chase out bearings so that lintel ends can be fully examined. Rake out and chase below the lintels bearing also and remove one bearing brick below to expose all flanges edges to be treated.</p> <p>Allow CA and SE to inspect and further to instruct, and mark up where repairs or replacement is needed.</p> <p><u>Where the lintels are to be treated.</u></p>				

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	<p>After the lintels are exposed clean off all rust and scale and damage back to bare steel.</p> <p>Treat with Rocol Brown 5 L Can Z30 Fluid &amp; Spray Rust &amp; Corrosion Inhibitor or similar and approved rust inhibitor, prime and coat steel full and all round using high build coatings as a new protection to the steel.</p> <p>Provide new water proof coating by Rust-Oleum Mathys Noxyde Peganox by Rawlins.</p> <p><i>Rust-Oleum Mathys Noxyde Peganox</i></p> <p>Rust-Oleum Mathys Noxyde Peganox is a water based, low VOC, single component, elastomeric coating that provides rust-proofing, corrosion and waterproofing protection optimized for brush or roller application. It forms an anti corrosive membrane that has a high resistance to water, salt spray, acid and aggressive environments making it virtually unaffected over time.</p> <p>Rust-Oleum Mathys Noxyde Peganox combines flexibility, strong adhesion, water resistance, excellent edge coverage and anti-corrosive pigments while requiring minimal surface preparation. Rust-Oleum Mathys Noxyde Peganox is a single pack water-based elastic coating ideal for use on metal cladding, pipe lines, railings, containers and more made from iron, steel, special alloys, galvanised and metallised iron and steel, aluminium, copper, zinc, lead, etc.</p> <p><i>Features &amp; Benefits</i></p> <p>Good corrosion protection and waterproofing          Noxyde technology, optimized for brush or roller application.          200% elasticity          Excellent flow          Water-based formulation          Impact resistant          Primer and topcoat in one          Ideal when spray application is not possible          Thinner coating than Noxyde or Pagarust giving a lower cost per m<sup>2</sup>          5 Years product guarantee *</p> <p>Rust-Oleum Mathys Noxyde Peganox is a rust preventive elastomeric coating that offers excellent protection and optimized appearance. Rust-Oleum Mathys Noxyde Peganox</p>				

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	<p>utilises the same technology as Noxyde but has been specially designed for brush and roller applications.</p> <p>Prime and prepare in strict accordance with paint manufactures recommendations.</p> <p>On completion fit cavity tray cavity gutters by IG cavity trays to provide a water proof damp proof course to 4 nr weepholes to the perpend joints to each window lintel.</p> <p>To both remedial repairs and replacement lintels as later in the specification.</p> <p>Cavity trays to be</p> <ul style="list-style-type: none"> <li>• Cavity Tray - Type RFT (refurbishment tray by IG Lintels )</li> </ul> <p>IG Lintels, Cwmbran            Telephone: 01633 486 486            Email: info@iglintels.com</p> <p>Avondale Road, Cwmbran, Gwent, NP44 1XY</p> <p>Supply and fit weepholes.</p> <p><u>Replacement lintels</u></p> <p>This is a much more complex procedure and would ideally be avoided if upon exposing of the lintels they can be treated.</p> <p>Allow for full liaison with tenants if apartments are affected or common area staircase.</p> <p>Protect all floors with boards and sheeting and protect all walls and finishes.</p> <p>Allow for full deep clean on completion.</p> <p>Allow temporary protection if windows are left open over night with temp sealing and abording.</p> <p>Prop masonry internally and external to take load away from lintels.</p>				

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	<p>Remove windows- set aside where these are new and modern but dispose of the aluminium windows and these are to be replaced in any event. Re-set salvaged windows on completion full mastic seals to walls and with full vertical and horizontal damp proof course as necessary.</p> <p>Hack off plaster internally.</p> <p>Cut out blocks internally all round lintels and cut out bricks externally all around the lintel.</p> <p>Remove the lintel.</p> <p>Supply and install new IG Lintels to match the Heavy Duty insulated lintel arrangements. Bed fully and supported. Reinststate any insulation in the cavity disturbed.</p> <p>Return brickwork in facings to match those removed, (allow samples to the CA for approval of colour and match).</p> <p>Return blockwork walls internally.</p> <p>Bed all in General purposes mortar GEN 1 mix.</p> <p>Repoint in finish to match the existing.</p> <p>All to be provided with cavity trays damp proofing and weepholes as above.</p> <p>Return plasters and finishes and all emulsion redecoration to whole walls internally to match existing finishes to return the property to a neat state.</p> <p>Clean down all brickwork and all internal areas on completion.</p>				
<b>3.0</b>	<b>ROOF REPAIRS</b>				
3.1	<p>The scope of this items is to allow for some roof top brickwork and coping repairs ahead of the penthouse roof works as a general wind and water tight repair.</p> <p>Allow for repointing all roof top brickwork and repointing all roof top copings.</p>	item			

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	<p>The scope is also to replace the defect render to the back of the parapet.</p> <p>The scope of this items is to repoint the plant room walls to the roof where these are heavily moss damage and eroded.</p> <p>The scope is to leave all flashings in good order and fully pointed up. Lead flashing seals can be used as an alternative.</p> <p>The scope of this items is to replace cracked and damaged renders and replace associated lead to these renders.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• The main and plant room roof.</li> </ul> <p>To include raking out and repointing sections of brickwork, copings and concrete panels to the roof parapets, , roof division walls, verge walls, abutments, (front back and sides). Repoint roof features, parapets, projections, etc.</p> <p>Repoint all masonry, panels, copings, and brickwork generally to the roof top areas.</p> <p>Once the scaffolding is complete allow for an inspection by the CA and allow the CA to mark up where additional brickwork repairs are needed, additional render repairs, crack stitching and pointing which may be required.</p> <p>Allow attendance and for some hammer tapping to test the delamination of renders to the parapets.</p> <p>Carefully hack off all render to the parapets and walls all round front back and sides and any other areas gables, plant rooms etc and expose the brickwork for examination by the CA. Carefully take off the render were indicated and allow the inspection CA but allow for 10 nr bricks to be replaced were found to be damaged, clean/ prepare remaining bricks for reinstatement of render or repointing and cart all wastes from site.</p> <p>Re-render previously rendered walls in either a traditional sand lime cement render or K Rend depending upon advice from stone mason or after inspection by the CA.</p> <p>Allow for two alternative costs if different between K Rend and traditional systems.</p>				

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	<p>Where renders are to be K Rend this should be as stated below.</p> <p>Prepare the brickwork which was previously rendered and supply and fix bell cast plastic stop bead and edge trims as necessary. (all by K Rend). Allow for raking out brickwork joints to provide a key where necessary. Use expanded metal stainless steel lath where key is limited in strict accordance with K Rend recommendations.</p> <p>Supply and apply K Rend in two coat work to remove imperfections in the wall. New work to be in two 10 - 18mm coats and to be in strict accordance with the manufacturer's instruction.</p> <p>The render is to finish just above the lead flashing details and to be stopped by beads.</p> <p>Scraped finish – through colour match facade finish. White. Finish in block style stucco.</p> <p>Allow for beading to all returns, top edges and sides.</p> <p>K Rend to be as specification below:</p> <p><b>K REND BASE COATS</b></p> <p>Primary coat, where required, should be applied to substrates as preparation for subsequent coats. Thickness should be as per product specification. It is important to take special care to straighten with a darby / straight edge to ensure that the next coat is applied to uniform level. Form a light key only. Allow 24 hours curing time before further application, unless advised otherwise. For info on unusual substrates, seek technical advice.</p> <p><b>K REND SCRAPED TEXTURE</b></p> <p><b>FINISH COAT</b> One coat is applied directly onto block work (please seek advice from our Technical team) and must be finished to a minimum of 16mm thick to avoid 'ghosting'. The material should be applied 18mm thick in 2 passes; the first pass 6-8mm and the second pass 12 - 14mm. (See also under Spray Application). After setting, 2mm is scraped off for a 16mm finish. If the material is being used in a two coat application the Finish Coat is applied over a K Rend Base Coat to line level, using a darby or straight edge, to a minimum thickness of 10 - 12mm. When straightening, hollows should be filled out immediately before a skin is formed. Care should be taken to avoid small hollows,</p>				

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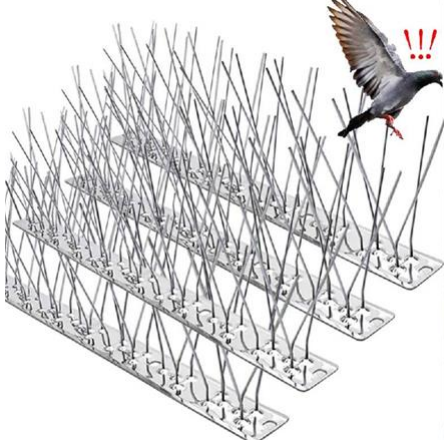

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	<p>which can make it difficult to achieve a good finish. Small areas such as quoins, reveals and bands can be left with a plastic float finish. Do not polish.</p> <p><b>SCRAPING</b> Scraping should take place when the render has set but not fully hardened. The exact timing varies according to weather conditions &amp; can be anything from 4 to 36 hours after application. Typically, in moderate conditions, the render should be scraped the day after application. The render is ready for scraping when a thumb impression cannot be made but it can be marked with a thumb nail. At the correct time, the aggregate scrapes easily from the wall and does not stick to the scraping tool. Scraping should always be done lightly, &amp; in a tight circular motion to produce a uniform finish. Remove only 1 - 2mm from the complete surface. All areas must be scraped at the same stage of readiness, as early scraping will result in darker shades and late scraping in lighter shades. A uniform approach is essential to achieve an even finish.</p> <p><b>BRUSH DOWN</b> Immediately after scraping, use a soft brush to remove loose material. This will highlight any unscraped areas, which must then be scraped immediately to avoid colour variation. If scrape patterns or marks are observed, they should be softened by further gentle scraping or brushing. Small blemishes should be repaired at this stage, using material freshly scraped from the wall.</p> <p>The render is to finish just above the lead flashing details and to be stopped by beads.</p> <p>Scraped finish - white finish.</p>				
3.2	<p>The scope of this item is to install a pigeon repellent systems to the parapets and copings, plant room roof and lightwell walls, cills and projections to the roof.</p> <p>The scope of this items is to install pigeon wires and pigeon spikes to the parapet tops and moulded facade features.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• All roof top areas;</li> <li>• Parapet tops;</li> <li>• Plant room roof;</li> </ul>	Item Contractor to measure.			

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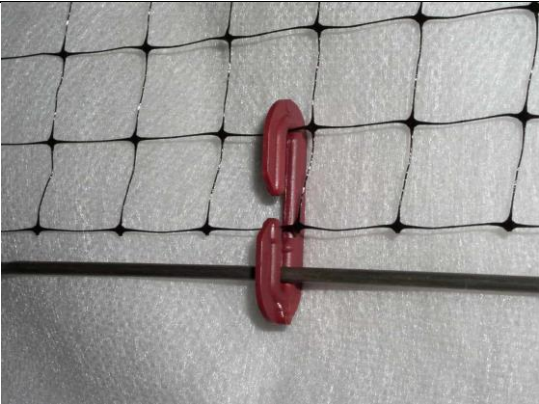
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	<ul style="list-style-type: none"> <li>• Moulded strings and features to the lightwell;</li> <li>• Window cills and head where there are projections.</li> </ul> <p>Supply and install pigeon netting to improve pigeon deterrents and if found to replace that which has been removed to facilitate the works and where new is required.</p> <p>The netting is to be fixed to clip pins to be screw and plug fixed to the masonry to the parapet tops and walls generally to facilitate the works. To install a cable wire tie system between the clip pins and to create a base frame of reinforced wires in and on which to clip the netting. Fix clip pins and wires all round the parapet tops and the low level flat roof. Pins may be required to the parapet capping's and new clips to the slate roofing edges and cladding trims.</p> <p>Netting to be 50mm and to be securely clipped and screw fixed to the roof and facades.</p> <p>Bird netting to be completed by an approved bird netting specialist.</p> <p>Also, to Supply and fit Pigeon Spikes to all parapet tops, features stone, projections, canopy etc to the roof areas. Pigeon spike to be "glued" or plug and screwed.</p> <p>Also to fit via drilled and screwed pins to the coping stones and coping tops wire systems.</p> <p>Contractor to provide his/ her proposal for bird protection at tender.</p> <p>For example:</p> <p>Total Bird Control 290 Moston Lane Manchester M40 9WB</p> <p>Freephone Landline 0161 452 7166</p>				



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	 <p data-bbox="577 662 1191 694"><i>Typical bird spikes for the ledges and parapet tops.</i></p> 				

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	 <p><i>Typical bird wires and netting arrangements.</i></p>				
<b>4.0</b>	<b>ELEVATION MASONRY AND GENERAL REPAIRS</b>	Item			
4.11	<p>The scope of this item is to rake out and re-seal all of the expansion joints to the brickwork and concrete panels to all elevations.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• Front and both side elevation renders.</li> </ul> <p>Carefully rake out all of the expansion joints to the brickwork and concrete panels and prepare ready to receive new seals.</p> <p>Rake out or cut back inert fibre fillers and backings and supply and install new backing inert fillers and boards. Aerofil 1 or similar.</p> <p>Supply and apply and point up brickwork expansion joints and concrete joints using SikaHyflex®-250 Façade High-performance joint sealant for concrete, masonry and EIFS facades</p> <p>Leave with neat recessed joint.</p>	item	Contractor to re-measure.		

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4.2	<p>The scope of this item is to rake out and repoint all of the elevation brickwork complete where visible including all elevations, front, side and lightwell and generally to the exposed rear elevation, and is to be read in conjunction with the roof top brickwork including brickwork, capping, mouldings, cills, window surrounds, head strings and any concrete panels and associated main façade masonry and any sundry walling in brickwork, and masonry.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• Whole property.</li> <li>• Particular attention to be given to the lightwell masonry.</li> </ul> <p>Rake out to a minimum depth of 25mm using a stone grinding tool but taking extreme care to protect the bricks and stone finish from damage.</p> <p>Wash out the joints using clean water to prepare the bed for the new pointing.</p> <p>CUT OUT bricks where damaged to the exposed rear elevation, check loose bricks and rebed and generally ensure the exposed brickwork is secure. Allow for cutting out and replacing 50 nr damage or loose bricks.</p> <p>DO NOT DAMAGE GLAZED BRICKS</p> <p>Repoint brickwork, concrete panels or blocks and feature panel joints.</p> <p>Where concrete joints are in mortar now see general pointing specification below.</p> <p>Where there is mastic in expansion and thermal joints allow for resealing in high performance mastics trowelled finish. Mastic to be Sikaflex®-423 PowerCure or SikaHyflex®-250 Façade mastics to be used by a specialist and in strict accordance with Sika instructions.</p> <p>All new works to the facing bricks to be in GEN mix sand and cement mortar with lime or the lime mix as above subject to stone masons advice.</p> <p>All work to be completed by a professional and fully trained stone mason or master.</p> <p>Brickwork and generally mortars for pointing to be Portland cement based general mix. New mortar to be from and based around cement lime sand GEN mix 1:1:6.</p>	Item Bricks nr	50		

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4.3	<p>On completion of all of the masonry works allow for cleaning the brickwork and concrete completely to all elevations using a soft brush and light detergent wash. No acid or aggressive chemicals to be allow on the scheme.</p> <p>Allow for light nebulising sprays.</p>	Item			
4.4	<p>During the works allow for removing all redundant fixings and brackets and strews to the masonry and make good. Including old signage. Cart all waste from site.</p>	Item	1		
<b>5.0</b>	<b>WINDOWS AND JOINERY</b>				
5.1	<p>The scope of this item is to install new windows to replace the old aluminium windows to the front and side elevation and to replace the lightwell original timber windows.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• Front side and rear and lightwell elevations.</li> </ul> <p>Carefully take out, remove and cart from site all the original aluminium single glazed windows to the elevations, mainly the second floor but where there are staircases some on the first floor and prepare reveals to receive new windows.</p> <p>Aluminium windows - 14 nr</p> <p>Carefully take out, remove and cart from site all the original timber sliding sash single glazed windows to the lightwell elevations, and prepare reveals to receive new windows.</p> <p>Timber windows - 7 nr</p> <p>Prepare reveal, disc s=cut as necessary and install vertical DPC.</p> <p>Supply and install white coloured PVCu replacement windows to replace those removed above. The windows to be casement style. And to match those already replaced.</p> <p>Allow for all fixings and include for finishing with a bull nose 18mm softwood timber window board internally. (MDF will NOT be allowed even water proof green). Solid timber only acceptable.</p>	item			

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	<p>Allow for and include for making good all plaster reveals on completion and leave ready for redecoration.</p> <p>The window/door system shall be Kite marked in compliance with BS 7412:2007 and BS 7950 (formerly PAS 011), using materials Type A complying with BS 7413:2002, and the window fabricator/installer shall be a Licensed Kite marked manufacturer to BS 7412 and BS EN ISO.9002 /BS 5750: Part 2 and a full copy of his licence shall accompany the Tender.</p> <p>The windows and doors and the installation shall comply with all current British Standards, Codes of Practice, Statutory Requirements and Building Regulations relevant to their performance.</p> <p>The installer shall be a F.E.N.S.A. member. The windows shall be:</p> <p>The BPWG/GGF Trade Standards for UPVC Windows.</p> <p>BS 5368:Parts 1 to 3 and BS 6375:Part 1 - Classification of Weather tightness Operation and Strength Characteristics. BS5466 Pt. 1 (1977) and BS7479 1991 - Hardware and fixings.</p> <p>BS5713 - Double glazed units.</p> <p>BS6206 - Safety glass.</p> <p>BS6262 and BS952 - Glass and glazing standards.</p> <p>BS6399 Part 2 - Wind pressure standards.</p> <p>BS7412 - Reinforcement and fixing of hardware.</p> <p>BS7413 - PVCU extruded hollow profiles - type A.</p> <p>"Secured by Design " criteria shall apply.</p>				

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	<p>Ground floor windows and doors and those easily accessible above ground floor must be successfully have been tested to BS7950</p> <p>Ground floor windows and doors and those that are easily accessible must have key operated locks (unless designated "Egress" in which case key locks are not permitted) and laminated glass external leaves. Toughened glass in these locations is not acceptable.</p> <p>The structural frame assemblies and installations must be capable of withstanding and accommodating satisfactorily wind loads and pressures in accordance with the requirements of BS 6399, BS 6375 and BS 6262.</p> <p>The window assemblies must incorporate concealed drainage dispersal methods that discharge clear of the structure.</p> <p>All screws, nuts, bolts, rivets and other fastenings shall be of corrosion resistant or treated material, eg. austenitic stainless or ferretic steel, bi-chromate treated steel and be compatible with other metallic fixings used in the manufacture of the window, in accordance with BS 7412 and having been tested to BS EN 1670Class 4.</p> <p>Fastenings that are protected when the window is closed may alternatively be made from steel which has been finished by one of the following methods:-</p> <p>a) Zinc plated and passivated according to BS EN 12329, BS EN 12330.  b) Hot dip galvanised according to the requirements of BS EN ISO 1461.  c) Sheradised according to the requirements of BS 4921 (1998).  d) Sprayed with metal coating according to BS EN ISO 2063.</p> <p>Generally, hardware and ironmongery fittings and fixings are to penetrate at least two thicknesses of the UPVC profile and/or penetrate the reinforcement by at least 2mm. Fixing positions shall comply with BS 8213.</p> <p>All joints associated with UPVC window frame and sashes are to be hot fusion welded and all shall meet the testing method in BS 2782.</p> <p>The joints must be completely moisture resistant and not permit any penetration into the profiles either externally or internally.</p>				

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	<p>The residue of material resulting from hot fusion welded joints are to be carefully removed and neatly routed to just below the surface leaving a uniformed recessed feature.</p> <p>The overall size of the assembled frames shall be maintained within a permissible deviation of +/-3mm. The framed assemblies shall be such that they can be installed square within a maximum difference in the diagonals of 4mm. Several measurements of both width and height should be taken and the Contractor must allow all tolerances necessary in order to take into account deviations of actual opening and expansion and contraction of the assembled units when fixed in position.</p> <p>All profile sections are to be multi-chambered extruded UPVC black in colour. No reworked material must be used. The system must enable adequate drainage to be incorporated away from the central reinforcement chamber, regardless of the positioning of the profile. The raw material shall comply with the "British Plastics Window Group and Glass and Glazing Federation" Trade Standard for UPVC windows. The profiles should resist normal weathering and the colour fastness must be within BS 1006:1978 part 1.</p> <p>Window furniture to opening lights is to be positioned so that the handle etc can be easily operated by the resident whilst standing with their feet on the floor.</p> <p>Window furniture in kitchens and bathrooms is to be positioned on the opening light such that it can be easily reached by an average sized person leaning over sanitary and kitchen fittings ie below the centre line within the limit of the design of the window.</p> <p>All windows are to be glazed with clear (obscure in bathrooms/wc) 28mm double glazed sealed units and shall comply with BS 5713:1979. Specification for hermetically sealed double glazed units. The glass shall be free from bubbles, scratches and other flaws and conform to BS 952, Part 1: - Glass for Glazing and BS 6262: Code of Practice for glazing of buildings. The glass shall be retained by suitable UPVC snap-on beads matching existing frame.</p> <p>Toughened glass is to be used in all locations required by the Building Regulations current at the time of tender (except where 'Secured by Design' criteria apply).</p> <p>Where 'Secured by Design' criteria apply the outer pain of glass shall be laminated. This shall apply to all windows (and doors) at ground floor level and these easily accessible above ground floor.</p>				

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	<p>This Clause must be read in conjunction with Glazing Schedule at the end of this Specification.</p> <p>All glazing shall be internally glazed and held securely in position and must comply with BS 6262. Provision must be allowed for drainage of any ingress of moisture, satisfactorily to the outside. Glazing gaskets may either be continuous or cut and struck in corners.</p> <p>Note: If cut in corners mitred joints must be used. It is a requirement that suitable glazing blocks are used. Drainage caps where accessible shall be glued in position. Glazing gaskets and weather stripping materials should not have a detrimental effect on the plastic profiles. The rubber based compounds shall conform to BS 4255::Part 1 "Preformed rubber gaskets for weather exclusion from buildings".</p> <p>The windows shall be installed plumb and square without twist, racking or distortion of any member. Due allowances must be made in order to accommodate all expansion and contraction satisfactorily.</p> <p>Where applicable, the new window frames are to be set back from the outer face of the existing brickwork so that the existing vertical DPC is bridged. Care must be exercised to avoid fixing into it.</p> <p>Both lug type fixings or through the frame fixings are the only two methods permitted. The actual fixings shall be a minimum of 100mm and a maximum of 250mm from corners. No fixings shall be closer than 150mm to a transom mullion centre line. Intermediate fixings shall not exceed centres greater than 600mm.</p> <p>Note: If through the frame fixings are employed, then "Fischer" type fixings/screws must be used.</p> <p>CFC free foamed polyurethane shall be used as a means of closing the gap between frame and aperture. Care must be exercised when inserting the foam and use of a special pressure applicator must be employed. The foam is to be trimmed.</p>				
6.0	DECORATION				



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6.1	<p>Scrape back all loose and flaking paint to the previously decorated timbers, renders, walls elevations, doors, joinery, gutters downpipes, grilles security shutters etc ready to receive new decorative treatments. Mainly the roof areas and the light well but also previously painted pedestrian doors.</p> <p>Scrape back all loose and flaking paint to the previously decorated timber, masonry, stone, render and metalwork retained.</p> <p>Including the roof areas, roof metalwork, roof barriers, doors, main and pedestrian doors, roof service doors, and plant rooms, security grilles, cages, frames, gutters to the roof, downpipes, grilles, security grilles and external metalwork, roof barriers etc, and fascia's, features, and all external boarding.</p> <p>Prepare surfaces as necessary and in a good workmanlike manner including any priming and filling. Include for under coats.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• All elevations and roof.</li> <li>• All roof top areas;</li> <li>• All lightwell.</li> </ul> <p>Scrape back rust and in particular allow inspection by CA of the condition and any structural metal and steel for integrity.</p> <p>Allow for some minor filling to split sections of the timber where minor filling would be acceptable above that included elsewhere in this document.</p> <p>Allow to knot stop and prime all timber before finishing paints as below.</p> <p>Allow for scraping back all rust and corrosion and prime with rust inhibitor to all metal work.</p> <p>Supply and redecorate all timber and metal work with primer, undercoat and 3 coats of good quality Crown, Dulux or Leyland Johnson ONLY gloss finish. Colours to match.</p> <p>Rustins for metal paints generally.</p>	item	1		

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	<p>Allow in pricing for colours to match the existing.</p> <p>All render, new and old, and all previously painted masonry is to be redecorated in SANDTEX or similar masonry paint to match the existing colour schemes with 2 nr good coats of paint.</p> <p>On completion erect a sign to each retail windows that clearly reads, " NO FLY POSTERS TO BE PLACED ON THESE WINDOW BOARDS - PROSECUTION WILL FOLLOW IF POSTERS ARE FITTED"</p> <p>Signs to be minimum A3 in size and be foam plastic and screw fixed to the boards.</p>				

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<b>7.0</b>	<b>Provisional sums and contingencies</b>				
7.1	The contactor is to allow for a contingency sum of £4000 to be expended on the agreed written instruction of the CA.			4000	00
7.2	Allow a provisional sum of £ 4000 for additional structural repairs.			4000	00
7.3	Allow a provisional sum of £ 2000 for additional roof repairs			4000	00
7.4	Allow a provisional sum of £ 2000 for additional masonry crack repairs.			2000	00
	<u>Sub total</u>			14000	00

Roof and Façade repairs, 2 Dyke Road Brighton

ISSUE 1 - November 2023		UNIT	QTY	£	p
	<b>Collection Page</b>				
1	Preliminaries and general management conditions.				
2	Workmanship.				
3	General items.				
4	The works				
5					
6	Provisional sums,			£4000	00
7	Contingencies.			£ 10000	00
7	<b>TOTAL TENDER SUM</b>				
			<u>£</u>		