

**ST ANN'S WELL HOUSE, FARM ROAD, HOVE BN3 1FX – REPLACEMENT OF
REAR FIRE ESCAPES
SCHEDULE OF WORKS**

PART 2

2.0 PREPARATION

- 2.1 The contractor shall take a series of photographs of the property and all areas which may be affected by the works and shall provide a copy of these photographs to the Contract Administrator by cloud link prior to the works commencing on site.
- 2.2 The contractor is to protect all internal and external floor and wall finishes to all areas of the property which will be affected by the works and to make good any damaged or disturbed areas on completion.
- 2.3 The contractor must provide digital progress photographs, suitably annotated, of the works showing key stages of the remedial repairs and redecorations to the Contractor Administrator by email/cloud link at regular intervals. Any areas of the works not photographed during the works to identify key stages of the repairs, e.g. installation of bed joint reinforcement, may be considered to have not been carried out and will therefore not be paid without the contractor proving the works have been undertaken by opening up at his own expense.
- 2.4 The contractor is to provide all necessary temporary access scaffolding, hoists, etc., as may be necessary to safely undertaken the works. Where necessary the contractor is to liaise with neighbours regarding access for erection of and positioning of any scaffolding.
- 2.5 If the contractor wishes to remove debris from site by skip he shall liaise with the Contract Administrator regarding positioning of the skips. The contractor is to obtain and pay for all necessary licences etc. should the skips need to be positioned on the public highway.
- 2.6 The project falls under the CDM 2015 Regulations. The contractor shall comply with all requirements as Principal Contractor and shall supply a Developed Health and Safety Plan to the Principal Designer prior to the works commencing. The contractor must also supply the Health and Safety file at final account stage.

3.0 RETENTION

3.1 On this contract with reference to Clause 1.22 2.5% of the final contract sum **will not** be retained during the Rectification Period.

4.0 THE WORKS

4.1 Erect suitable scaffold for removal of existing fire escapes and installation of new, and for redecoration of whole rear elevation.

4.2 Provide suitable barriers across all door openings to prevent access onto the works by the residents.

4.3 Fabricator to measure the fire escapes, door thresholds, etc., to provide fabrication drawings and for construction purposes. Fabricator to refer to Structural Engineer's drawings 21322/001 and 002 and structural calculations.

4.4 Carefully remove the existing fire escape. The concrete fire escape landings are of "filler joist" construction. Steel beams span onto the outside skin of the rear wall and the concrete slab is located flush with the existing brickwork. Only the steel beams require removal from the wall.

4.5 Removal all arisings from site to tip and provide consignment notices as appropriate.

4.6 Construct foundations in accordance with the drawings. BCO to inspect foundation depths, etc. Contractor to liaise with BCO as necessary.

4.7 Allow to undertake the following repairs to the rear wall:

4.7.1 Replace 4No external lintels with 100 wide x 150 deep precast/prestressed concrete lintels and re-render (to be remeasured).

4.7.2 Allow 20 linear metres of resin injection, locations to be agreed with Contract Administrator (to be remeasured).

4.7.3 Allow to install 20No 1.0m long Helibars as directed by Contract Administrator (to be remeasured).

4.7.4 Allow to rebuild 1m² of external leaf brickwork and re-render (to be remeasured).

4.7.5 Allow to remove and re-render 10m² of unkeyed render (to be remeasured).

4.7.6 Infill where steel beams have been removed with brickwork and render the disturbed areas where the landings have been removed.

- 4.8 Ensuring fabrication has been undertaken to allow continuous flow of work, commence erection of galvanised new fire escape as soon as practically possible after removal of old fire escape. Refer to Structural Engineer's drawings and calculations.
- 4.9 On completion of the fire escape make good the render and seal around the beams where they enter the external wall.
- 4.10 Allow here to repair any defects to timber windows and doors as necessary (to be confirmed). Provisional sum. £2,000.00
- 4.11 Make good the ground where disturbed by the excavation of the foundations to match existing finishes.
- 4.12 Clean gutters and downpipes and leave in full working order with no leaks.
- 4.13 Prepare and paint the walls with suitable masonry paint, colour to match existing.
- 4.14 Prepare and decorate all windows and doors where not PVCu in accordance with specification.
- 4.15 Prepare and paint the metal downpipes with C4 corrosion protection paint system such as one coat of Rust-Oleum 769 damp-proof rust primer dry film thickness 35 microns, one coat of Rust-Oleum 1060/1080 High Build Metal Primer dry film thickness 60 microns and top coat of Rust-Oleum 7500 Alkythane High Build Anti Corrosion paint, colour to match walls, dry film thickness 50 microns.
- 4.16 Wash down all windows and PVCu fascias, window frames, etc., as scaffold is removed and leave site tidy and clean.

Sub-total: _____

5.0 CONTINGENCIES

- 5.1 Allow 10% for contingency items, only to be expended with the express permission of the Contract Administrator.

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| Sub – total | £ |
| VAT @ 20% | £ |
| TOTAL | £ |