



## Schedule of specific works items

### Roof and façade repairs

311 Gray's Inn Road  
LONDON  
WC1X 8PX

#### Prepared by

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#### For

***Transworld Investments Ltd***  
24, Northways Parade  
College Crescent  
Swiss Cottage  
London  
NW3 5DN

March 2023  
Revision:

Roof and Façade repairs, 311 Gray's Inn Road LONDON WC1X 8PX

	Schedule of Work				
	Roof and façade repairs				
	ISSUE 1 - Mar 2023				
		UNIT	QTY	£	p
1.0	General Items				
	Scope of work and Introduction				
	<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	<p>The project is to complete works to repair defective roofs and parapet capping's and masonry facades and this will include window repairs and decoration and will include some general masonry repairs at:</p> <p>311 Gray's Inn Road LONDON WC1X 8PX</p> <p><i>on behalf of:</i></p> <p>Transworld Investments Ltd 24, Northways Parade College Crescent Swiss Cottage London NW3 5DN</p> <p>The works in general include but are not exclusive to:</p>				

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<ul style="list-style-type: none"> <li>• <i>Parapet masonry and roof capping repairs;</i></li> <li>• <i>Masonry and stone repointing;</i></li> <li>• <i>Roof top felt and asphalt gutter roofing repairs;</i></li> <li>• <i>Roofing repairs generally;</i></li> <li>• <i>Window repair;</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>311 Gray's Inn Road LONDON WC1X 8PX</p> <p>The property is a four storey, (there is most likely to be also a basement, but we could not access this at the time of the survey), city centre retail to the ground, and offices to the first, second, and third floors. The ground floor is provided with retail units as a sandwich bar. The upper floors are fully occupied offices and service areas to the retail.</p> <p>The property is located in the city centre area with the city of London and within the Kings Cross borough and is close to commercial centres, within a mixed business and shopping area but there are some high rise residential properties close by. The property is on a prominent site road junction property located on the Grays Inn Road and the A5021 road junctions.</p> <p>The property is an end- terrace purpose-built period commercial property and is a featureful 1910's - 1930's or thereabouts late Edwardian commercial office and retail building.</p> <p>There are some limited areas to the rear with a service pedestrian door externally.</p> <p>There is a single main front elevation onto the Grays Inn Road corner being the front elevation, and to south a main side elevation service door facing St Chads Street with pedestrian access.</p> <p>The access to the building is off the main pedestrian pathway only.</p>				

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	<p>The main structure of the building is load bearing brickwork but may incorporate some form of built in steel frame most likely in association with the load bearing facades. There are feature brick masonry facades to the front elevation and side elevation formed in a sort of mock Georgian style to match the surrounding urban scene, and brickwork facades to the rear, which are most likely load bearing. The roof is pitched and tiled with modern concrete interlocking tiles to parapets in brickwork with concrete capping. The roof is formed with a central and parapet edge valley gutters primarily in asphalt.</p> <p>Floors are formed in a mix of structural timber and concrete with some suspended concrete and some ground bearing slabs with early form reinforcing.</p> <p>There is a mix of plastic and metal rainwater pipes and gutters.</p> <p>There is a pedestrian timber staircases leading to the upper floors.</p> <p>The window systems are a mix of original sash style timber single glazed but there are some modern and recently fitted aluminium and timber shop fronts and retail trading windows and doors.</p> <p>Pedestrian access doors are timber and steel.</p> <p>The property is set over basement, [assumed], and ground, first, second, and third floors.</p> <p>There are no external areas or parking at the site.</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>				

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	<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 roof capping repairs;</li> <li>• Masonry and stone repointing;</li> <li>• Roof top felt and asphalt gutter roofing repairs;</li> <li>• Roofing repairs generally;</li> <li>• Window repair;</li> <li>• Some external metal works and joinery repair;</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>				

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	<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>				
1.6	<p>The Schedule of works is to be read as a whole and this includes trade preambles and workmanship requirements together with contract details.</p>				
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>				
1.8	<p>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.</p>				
1.9	<p>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.</p>				
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> <p>The contractor shall advise during their tender submission of the philosophy of the safe access provision.</p>				

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	<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> <p>Access and egress areas to the scaffolding shall be partitioned off from the public.</p>				

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	<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	<p>Contractor to visit site, investigate all areas of proposed works, and consider access arrangements to enable works to proceed diligently and without interruption.</p> <p>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.</p> <p>Noisy operations are to be confined to the hours of 8:00am and 5:00pm weekdays.</p> <p>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.</p>				
1.18	<p>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.</p> <p>The following is key legislation which will apply:</p> <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> <p>Method Statements to be forwarded in advance of the above work commencing, to the appointed CDM Co-ordinator for approval.</p> <p>Breaches in Health and Safety <i>will</i> result in <i>determination</i> of the contract.</p>				

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	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.				
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 <u><i>we need to be comforted that all contracts are true and legitimate.</i></u></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><u>LITTERING BY THE CONTRACTORS STAFF WILL NOT BE TOLERATED. ANYONE CAUGHT LITTERING THE LOCAL ENVIRONMENT WILL BE ASKED TO LEAVE SITE PERMANENTLY.</u></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	<b>THE FOLLOWING SITE RULES WILL APPLY</b>				

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	<ul style="list-style-type: none"> <li>• Personal mobile phones <i>are banned</i>;</li> <li>• Smoking is banned within the perimeter of the site and smoking within “working hours” is prohibited;</li> <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	A suitable fire management system and policy is required for the site.				
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> </ul>				

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	<ul style="list-style-type: none"> <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> <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 and a 1/2 months and is suggested at this stage to start on site on Monday 1<sup>st</sup> July 2019. Completion is required by 13<sup>th</sup> March 2020. Anticipated date of instruction to proceed : End of Feb 2020</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>                      Transworld Investments Ltd                      24, Northways Parade                      College Crescent                      Swiss Cottage                      London                      NW3 5DN</p> <p><b><u>Contractor's name to be confirmed after tender</u></b></p> <p><b><u>Works (First Recital)</u></b></p> <ul style="list-style-type: none"> <li>• Roof and façade repair works</li> <li>• 311 Gray's Inn Road                      LONDON                      WC1X 8PX</li> </ul>				

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<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> <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>				

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<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 Tel: 07855 489 246 www.cubedltd.co.uk info@cubedltd.co.uk</li> </ul> <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><u>Principal Contractor [Article 5]</u></b></p> <ul style="list-style-type: none"> <li>• To be confirmed</li> </ul> <p><b><u>Adjudication [Article 6 and clause 7.2]</u></b></p> <ul style="list-style-type: none"> <li>• Not applicable</li> </ul> <p><b><u>Arbitration [Article 7 and Schedule 1]</u></b></p> <ul style="list-style-type: none"> <li>• Applicable</li> <li>• The Royal Institution of Chartered Surveyors</li> </ul> <p><b><u>Works commencement date [clause 2.2]</u></b></p> <ul style="list-style-type: none"> <li>• To be confirmed</li> </ul>				

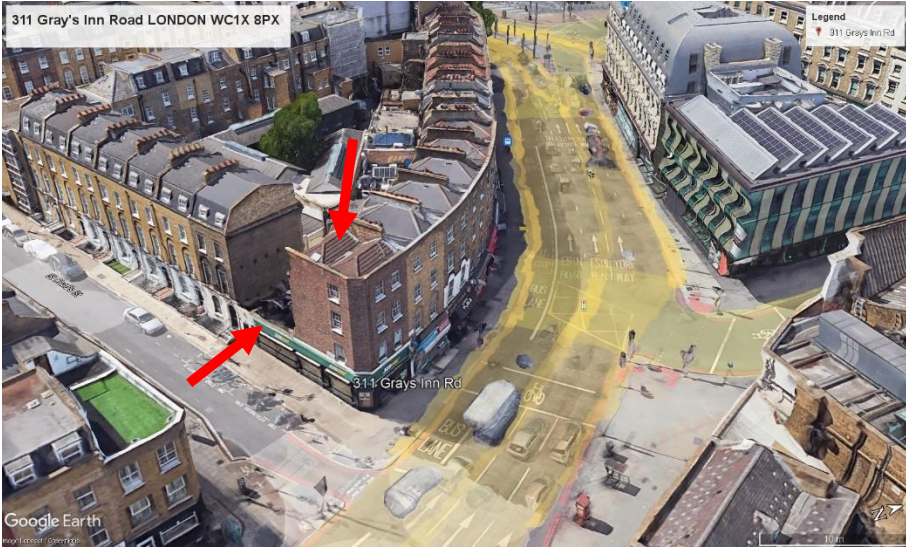
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<ul style="list-style-type: none"> <li>• <u>Date for Completion (clause 2.2)</u> <ul style="list-style-type: none"> <li>• 8 months after start date.</li> </ul> </li> <li>• <u>Liquidated damages (clause 2.8)</u> <ul style="list-style-type: none"> <li>• £1000 per week</li> </ul> </li> <li>• <u>Rectification Period (clause 2.10)</u> <ul style="list-style-type: none"> <li>• Six months after practical completion</li> </ul> </li> <li>• <u>Interim payments – Interim Valuation Date (clause 4.3)</u> <ul style="list-style-type: none"> <li>• Every three weeks</li> <li>• Every three weeks</li> </ul> </li> <li>• <u>Percentage of the total value to be certified before practical completion (clause 4.3)</u> <ul style="list-style-type: none"> <li>• 97.5%</li> </ul> </li> <li>• <u>Percentage of the total value to be certified on and after practical completion (clause 4.3)</u> <ul style="list-style-type: none"> <li>• 2.5%</li> </ul> </li> <li>• <u>Supply of documentation for computation of amount to be finally certified (clause 4.8.1)</u> <ul style="list-style-type: none"> <li>• 2 months</li> </ul> </li> <li>• <u>Insurance: Contractor's Public Liability insurance – injury to persons or property (clause 5.3)</u> <ul style="list-style-type: none"> <li>• £5 million</li> </ul> </li> <li>• <u>Insurance of the Works etc. (clauses 5.4A, 5.4B and 5.4C)</u> <ul style="list-style-type: none"> <li>• clause 5.4B (Works and existing structures insurance by Employer in Joint Names)/</li> </ul> </li> </ul>				

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		UNIT	QTY	£	p
2.0	<b>Roof level and roof top repairs.</b>				
2.1	<p>The scope of this items is to prepare the building and site for wind and watertight repair works to the external roof areas and walls by removing all redundant AC units, TV aerials, plant, flues, fittings, and machinery that are no longer in use and are defected and broken or are needed to access the roofs. Any systems that would be a hinderance to the roof works are to be disconnected and reconnected on completion.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• Main pitched roof;</li> <li>• Valley and parapet gutters;</li> <li>• Low level flat roof.</li> </ul> <p>Allow to safely de-gas the ac units and disconnect and set aside for re-commissioning after the roof works is complete.</p> <p>This will include all vegetation, waste and weeds to all external façade and roof areas.</p> <p>This will include all waste materials stored on the rear fire escape stair and roof decks.</p> <p>Allow for re-commissioning the:</p> <ul style="list-style-type: none"> <li>• AC units to the rear flow level flat roof and;</li> <li>• Allow for renewal and refixing and re-commissioning the main TV aerials to the chimney to the main roof.</li> </ul> <p>Carefully make safe all electrical and service connection to all redundant plant and equipment to be removed.</p> <p>This includes some air handling AC equipment, together with roof aerials etc.</p> <p>Carefully strip out and cart all waste from site to a licence waste unit and provide to the CA a certificate to confirm waste is properly disposed off. The contractor will need to carry a licence to enable this work to be completed.</p> <p>Works to include all services, ducts cables and equipment associated with all plant noted below, including where this is internal.</p>	item	1		




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<p>All roof and wall penetration then need to be made good using specification contained in this schedule. Flat roof, walls, and tiled pitched roofs etc.</p> <p>To:</p> <ul style="list-style-type: none"> <li>All roof areas;</li> <li>All of the external walls.</li> </ul> <p>Carefully make safe all electrical and service connection to all redundant plant and equipment to be removed.</p> <p>This includes some air handling AC equipment, together with roof aerials etc.</p> <p>On completion of the work allow for reconnections and re-commissioning. All support frames, pattresses and stillages to be decorated fully in accordance with decoration specification below.</p>  <p><i>Roof areas affected by the works.</i></p>				

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	 <p data-bbox="369 703 1205 735"><i>Ac plant to be decommissioned and set aside and then reconnected.</i></p>				

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	 <p data-bbox="369 997 1019 1029"><i>TV aerial appears to be disconnected and redundant.</i></p>				
2.2	<p data-bbox="353 1093 1415 1157">The scope of this item is to inspect and repair as necessary any lead, asphalt/ felt parapet back gutters found to be leaking. The scope is to relay all parapet gutters.</p> <p data-bbox="353 1189 1108 1220">To improve lead flashing abutment to the parapet gutters etc.</p> <p data-bbox="353 1252 392 1284">To:</p> <ul data-bbox="403 1284 1008 1420" style="list-style-type: none"> <li>• The main high level roof;</li> <li>• All of side and front elevation;</li> <li>• Main roof deck to the front and side elevation.</li> <li>• Parapet gutters;</li> </ul>	Item LM	1 30		


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<p>Once scaffolding is erected allow the CA to inspect the condition of the gutters.</p> <p>Allow in tender for treatment to ALL of parapet felt/ lead/ asphalt parapet and valley gutters.</p> <p>Allow in tender for treatment to 30LM of abutment flashings.</p> <p>Clean and clear all debris and over felt/ liquid seals/ patches to expose all of the mastic asphalt to the roofs. Cart all waste from site.</p> <p>Remove all temporary repairs to the lead.</p> <p>Strip leads and check boards for defects and inform CA as soon as rotten boarding is found for inspection. Clean back boards and leave ready to receive new felt lining and water proofing.,</p> <p>Using hot poultice method (if found to be asphalt after CA inspection and after scaffolding is erected), remove any upstands, abutments, junctions damaged to facilitate over felting. Level bumps, bubble, upstands etc and make good asphalt before over felting.</p> <p>Where decks are disturbed by the removal of plant allow for making up decks in timber to match the decks before water proofing.</p> <p>Allow the Contractor administrator to inspect the decks.</p> <p>To the roofs allow for over laying the asphalt or the boarded back gutters where leads removed and felt with 3 nr over layers of torch on Bauder base, intermediate and K5K cap sheet, (or similar and approved for example IKO) and flashed with code 4 lead. Allow for dressing up the roof asphalt or board upstand and to be over flashing with lead and below tiles to an adequate upstand. Form flashing upstands, chase out brickwork and asphalt joint 25mm and re-seal using wedges and pointing mastic to re-seal roof abutment junctions. Supply and fit new code 4 lead upstand flashings to the Lead Sheet Associations recommendations.</p> <p>Upstands to the asphalt/ felt gutters are to be improved using lead flashings where these are typically not installed.</p>				


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	<p>All new lead work to be in accordance with the Lead Sheet Associations guidelines and to match the layout and form of the existing abutment, stepped, box, stepped and wide valleys. As set out in the technical guide.</p> <p>New lead to be Code 4 and 6 as specified.</p> <p>All new lead to be properly underlapped to the tile to the minimum dressing standards to the LSA guidelines. All steps, welded joints, overlaps, seals, fixings and all detailing to the LSA minimum standards.</p> <p>All work to the lead to be completed by a qualified technical lead sheet trade only. As set out in the technical guide.</p> <p>Allow for all stepped abutments to the lead gutters and over top flashings to the parapets where the gutters are to be renewed where these exist now.</p> <p>Allow for forming shoots and running outlets as before and renew lead.</p> <p>Allow for all lead overlaps, slips, joints, rolls and steps and laps in accordance with the LSA guide.</p> <p>Complete work before roofing works repairs and finish with neat lead flashings.</p> <p>Allow for inspection of gutter decks and boards by CA.</p> <p>Supply and fix new code 4 lead flashings to all abutments including level and all stepped side verge abutments to the parapets as before and secure and repoint BEFORE roof repairs are completed. All in accordance with the Lead Development Associations recommendations and guidance.</p> <p>Rake out bed joints to receive new lead to a depth of 25mm and blow clean of dust. Supply and install minimum 150mm upstand lead in code 4 lead work, lead wedged and sealed with lead mastic or sand and cement mortar.</p> <p>All lead works to be new. Old lead to be taken out and salvaged.</p>				

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<p>Make good all flashings to the all abutments.</p>  <p><i>Asphalt valley and parapet gutters to be overhauled.</i></p>				



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	 <p><i>Asphalt valley and parapet gutters to be overhauled.</i></p>				
2.3	<p>The scope of this item is to repair the damaged and slipped sections of concrete interlocking tiles to the roof.</p> <p>The scope of this item is to repair the damaged and ill fitted sections of concrete dry ridge and hip tiles to the roof.</p> <p>To:</p> <ul style="list-style-type: none"> <li>Main Roof.</li> </ul> <p>Clean and clear all of the roof areas, gutters and flat roof areas of all debris, stone weeds, waste and debris and leave clean and ready for the next stage of the works.</p> <p>Carefully take off all isolated and damaged tiles. Some slight stripping back may be require where the missing tiles cannot easily be inserted. Allow for new tiles to match the existing and allow nr 20 at tender.</p>	Nr	20		

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	<p>Allow the CA to inspect the roof generally and advise if further works are required.</p> <p>Supply and lay new tiles where missing and fixed 2 nr fixing per tile 65mm copper nails if fixings can be used.</p> <p>Check and re-set 10nr slipped or dislodged or loose ridge and hip tiles.</p>				
2.4	<p>The scope of this item is to repair and repoint washed out and aged brickwork pointing generally to all of the roof top brickwork generally including the chimneys to all elevations. brickwork.</p> <p>The scope of this item is also to take off the cement haunch to the chimney and renew it.</p> <p>Contractor to measure. Areas shown as a guide.</p> <ul style="list-style-type: none"> <li>All roof top areas low and high.</li> </ul> <p>To the walls allow for raking out bed joints to a depth of 25mm using a stone grinding tool but taking extreme care to protect the bricks from damage. Any damaged bricks by way of cutting tools should be cut out and replaced, No damaged bricks will be accepted.</p> <p>Wash out the joints using clean water to prepare the bed for the new pointing.</p> <p>Re-set and re-fix any loose bricks/ blocks and bed joints.</p> <p>Repoint using pointing bar and trowels pushing new mortar deep and fully into the joint.</p> <p>New mortar to be 1:1:6 cement lime sand, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing.</p> <p>Clean down the bricks on completion.</p>	Item	1		



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	Replace the cement haunch to the chimney pots using 1:3 strong and water proof render. Allow for making up where the slate tops tom the chimney may be damaged and allow for re-setting any pots disturbed.				
2.5	<p>The scope of this item is to take off the coping stones generally to all of the pitched and flat roof areas and rebed them properly bedded and repointed.</p> <ul style="list-style-type: none"> <li>All copings to the pitched roof areas;</li> <li>All copings low level flat roof.</li> </ul> <p>Carefully take off the stone coping tops and set aside for reuse. Clean down copings ready to be re-used. Allow for disconnecting the metal, bronze coping ties which are usually bedded in lead.</p> <p>Clean and clear the wall tops and prepare for re-bedding of copings.</p> <p>Re-bed the coping on new cement lime sand beds as before and wall width slip resistant damp proof courses and fixed using bronze or stainless steel straps to secure the copings. Repoint all bed joints and top joints and filly fill all joints and finish with a neat flush joint to match the existing.</p> <p>Allow for additional coping fixings to the pitched and sloping coping section by way of securing using Eurodec Coping Stone Fixing Dowels.</p> <p>Allow for replacing 2nr spalled and cracked concrete copings made up either on or offsite in concrete finish to match.</p>	Item	1		
2.6	<p>The scope of this item is to carry works to cut out and piece in new brickwork to the parapet walls where these are spalled and friable and frost damaged. BUT also to allow for generally piecing in where there are damaged bricks and the direction of the CA. This work will be in small patches and the contractor is to allow for this in their tender price.</p> <ul style="list-style-type: none"> <li>Roof top parapets low and high complete</li> </ul> <p>Carefully rake patches of defective pointing to the damage bricks to all elevations and carefully cut out damaged and spalled bricks.</p>	Nr	30		

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	<p>Where there are spalled bricks, cracked faces or thermal movement cracks generally these cracked bricks should be cut out and replaced. Allow for 30nr bricks.</p> <p>Source reclaimed bricks or similar and matching and lay new in patches. Samples to be provide to the CA prior to commencement.</p> <p>Rake out using a stone grinding tool but taking extreme care to protect the adjoining bricks from damage. Any damaged bricks by way of cutting tools should be cut out and replaced, No damaged bricks will be accepted.</p> <p>Wash out the joints using clean water to prepare the bed for the new bedding.</p> <p>Re bed and repoint using pointing bar and trowels pushing new mortar deep and fully into the joint.</p> <p>New mortar to be 1:1:6 cement lime sand, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing.</p> <p>Clean down the bricks on completion.</p>				
2.7	<p>The scope of this item is clean back the existing flat roofs generally at low level and remove all waste.</p> <p>The scope of this items is to strip back over capping roofing felts used as patch repairs and re-felt the roofs as a new capping. Including dressing over the side of the parapets and tucked below newly set copings before the new coping are layer to form a neat and water tight junction.</p> <p>To:</p> <ul style="list-style-type: none"> <li>Main low level flat roofs.</li> </ul> <p>Clean and clear all debris and over felt to expose all of the original mastic asphalt to the roofs. Cart all waste from site.</p> <p>Allow the Contractor administrator to inspect the decks.</p>				


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	<p>To the flat roofs allow for over laying the asphalt with 2 nr over layers of torch on Bauder intermediate and K5K cap sheet, (or similar and approved for example IKO) and flashed with code 4 lead. Allow for dressing up the roof asphalt upstand and to be over flashing with lead. Form flashing upstands, chase out brickwork and asphalt joint 25mm and re-seal using wedges and pointing mastic to re-seal roof abutment junctions.</p> <p>Complete work before render repairs and finish with neat lead flashings.</p> <p>Supply and fix new code 4 lead flashings to all abutments including level and all stepped side verge abutments to the parapets as before and secure and repoint BEFORE brickwork repairs are completed. All in accordance with the Lead Development Associations recommendations and guidance.</p> <p>Rake out bed joints to receive new lead to a depth of 25mm and blow clean of dust. Supply and install minimum 150mm upstand lead in code 4 lead work, lead wedged and sealed with lead mastic or sand and cement mortar.</p> <p>All lead works to be new. Old lead to be taken out and salvaged.</p> <p>Make good all flashings to the all abutments.</p> <p>Allow for sealing up around all of the roof top penetrations where soil and rainwater pipes penetrate the asphalt. Allow for quick seam collars or similar.</p>				
2.8	<p>The scope of this item is to carefully take off and out the existing roof hatch access door which is leaking and reinstate a new water tight and flashed access roof door to the tiled roof.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• The main pitched roof.</li> </ul> <p>Carefully remove the roof access door and cart all waste from site.</p> <p>Carefully take back sufficient roof tiles to allow access to the rafter arrangements to adequately allow for softwood timber noggin installations and trimmer to form new opening for the new roof access hatch.</p>	Item	1		

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	<p>Take back tiles to allow for the installation of appropriate apron flashing systems, leads and appropriate proprietary apron flashings colour coated as provided and supplied by the roof access door manufacturer.</p> <p>Supply and fit VELUX Access Skylight Roof Window 78 x 98 cm and Loft Rooflight Flashing Kit. Or similar and approved.</p>				
2.9	<p>The scope of this item is to refresh the stepped pitched roof flashings to the abutment to the chimney.</p> <p>To:</p> <ul style="list-style-type: none"> <li>Main pitched roof.</li> </ul> <p>Carefully take out the stepped lead over flashing to the main pitched roof to the chimney abutment. Rake out joints as per the repointing specifications below and above and clean and clear joints to received new lead flashings.</p> <p>Supply and fit new stepped code lead flashings all in very strict accordance with the Lead Sheet Association;s guide on the installation of lead and fitted with tucked lead wedges and repointed in lead grey mastics.</p>	LM	20		
<b>3.0</b>	<b>Main masonry walls</b>				
3.1	<p>The scope of this item is to allow for cutting out spalled and face damaged bricks generally to all elevations and replacing these with matching facing bricks.</p> <p>Contractor to measure. Areas shown as a guide.</p> <ul style="list-style-type: none"> <li>All elevations, front, side and rear.</li> </ul> <p>There are two types of bricks used in this building and we expect a match for both types. Provide samples and allow CA to chose best match.</p> <p>Allow for raking out bed joints to a depth of 50mm - 80mm using a stone grinding tool to allow bricks to be cut out carefully and by taking extreme care to protect the bricks</p>	Nr	50		

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	<p>from damage. Any damaged bricks by way of cutting tools should be cut out and replaced also, No damaged bricks will be accepted.</p> <p>Supply and bed new bricks finished with a joint to match the existing using 1:1:6 cement lime sand General mix mortar.</p>  <p>Example of bricks to be replaced where spalling.</p>				

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	 <p data-bbox="369 1023 952 1054">Example of bricks to be replaced where spalling.</p>				
3.2	<p data-bbox="353 1121 1413 1214">The scope of this item is to repair and repoint washed out and aged brickwork pointing generally to all brickwork to all elevations and for completeness and clarity that is all roof top brickwork also associated with this property.</p> <p data-bbox="353 1246 947 1278">Contractor to measure. Areas shown as a guide.</p> <ul data-bbox="353 1310 616 1342" style="list-style-type: none"> <li data-bbox="353 1310 616 1342">• All elevations.</li> </ul>	Item	1		

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	<p>To the walls allow for raking out bed joints to a depth of 25mm using a stone grinding tool but taking extreme care to protect the bricks from damage. Any damaged bricks by way of cutting tools should be cut out and replaced, No damaged bricks will be accepted.</p> <p>Wash out the joints using clean water to prepare the bed for the new pointing.</p> <p>Re-set and re-fix any loose bricks/ blocks and bed joints.</p> <p>Repoint using pointing bar and trowels pushing new mortar deep and fully into the joint.</p> <p>New mortar to be 1:1:6 cement lime sand, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing.</p> <p>Clean down the bricks on completion.</p>				
3.3	<p>The scope of this item is to hack off all of the renders to the front and side elevation shop retail areas and renew with new work.</p> <p>To:</p> <ul style="list-style-type: none"> <li>• Retail fronts.</li> </ul> <p>Carefully hack off all of the render to the walls . Cart all waste from site.</p> <p>Chase out and rake out all defective brickwork pointing below renders where the bed joint mortars are perished and repoint as above to make secure and good all brickwork before renders are re-applied.</p> <p>Allow for patch repointing approximately 15m2 of brickwork before re-rendering.</p> <p>Allow for raking out where necessary to provide a key to the new renders. Brickwork repairs taken elsewhere.</p> <p>Allow inspection by the CA and the structural engineer to examine the brickwork for structural damage and cracking.</p>	Item	1		

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	<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.</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>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. Used expanded metal 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 - colour to painted to match facade finish.</p> <p>The render finish is to extend to the top of the parapets roof abutments and completely seal both front and roof side to ensure the roof edge brickwork is waterproofed. 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>				



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	<p>FINISH COAT 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, 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>SCRAPING 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>BRUSH DOWN 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>				

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 <p><i>Damaged renders to retail areas to be replaced.</i></p>					
3.4	<p>On completion of all of the masonry works allow for cleaning the brickwork and stone completely too 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	1		
3.5	<p>During the works allow for removing all redundant fixings and brackets and stcews to the masonry and make good. Including old signage. Cart all waste from site.</p>	item	1		

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<b>4.0</b>	<b>Shop fronts and windows</b>				
4.1	<p>The scope of this item is to refresh the lead flashings to the shop front canopies.</p> <ul style="list-style-type: none"> <li>Shop fronts.</li> </ul> <p>Carefully take out the lead flashings to the canopy and wall abutment and cart lead from site. Weigh in in etc.</p> <p>Rake out joints to flashings and supply and install new Ubiflex lead replacement flashings to replace those taken away elsewhere.</p>	item	1		
4.2	<p>The scope of this items is to allow for some repairs to the original timber windows before redecoration.</p> <ul style="list-style-type: none"> <li>All timber windows on the upper levels;</li> </ul> <p>Where there are original sliding sash or casement opening windows allow to take out the sliding sash or casement light to allow these to be eased and adjusted and overhauled. Allow for planning sashes and removing old paint so that the windows run true. Allow for taking out the old sash cords and lead weights and re-cording to ensure that the sliding sashes run true.</p> <p>There are 14nr windows to receive treatment.</p> <p>Allow to take out any sliding sash or casement light to allow these to be eased and adjusted and overhauled. Allow for planning sashes and removing old paint so that the windows run true.</p> <p>Where there is rot to the remaining frames and where there are small areas of rot to the sashes generally allow for epoxy repairs of the rotten sections of window timbers.</p> <p>Rot to be epoxy filled to 15nr locations no more than 100mm diameter repairs.</p> <p>Epoxy repair by Smiths systems of clear penetrating epoxy sealer and epoxy filler system by</p>	item	1		

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	<p>Make Wood Good Ltd                      South Lodge                      Gravesend Rd                      Wrotham                      Kent                      TN15 7JJ                      Tel: +44 (0) 1732 824 700</p> <p>Or similar and approved.</p> <p>Repairs as follows:</p> <p><b>Rotten Wood Repair Instructions:</b></p> <ol style="list-style-type: none"> <li>1. Remove any paint from the rotten wood repair area. It is recommended to remove paint from the entire piece if you can as the CPES, (clear penetrating epoxy sealer), will make any good wood very resistant to rot in the future, and will further make paint or varnish finish last much longer;</li> <li>2. Remove any rotted wood that is so rotten that it can be removed with your fingers. Retain anything firmer than this as CPES will harden rotted wood to the point where it will carry screws and filler without failure;</li> <li>3. Allow the wood to dry out thoroughly before continuing with your rotting wood repair. Dry timber is much easier for the CPES to penetrate into;</li> <li>4. Before applying CPES ensure that you can keep the work area dry until it has chemically cured;</li> <li>5. Apply several coats of CPES (You will normally use Cold Weather formula for treating rotted wood, as it evaporates faster, but you may use Warm if you already have some, or need warm formula for another purpose as well) to the wood with rot, allow as much to be absorbed as the wood will take. One mixing can be used to apply three or four coats within one day if the solvent smell has dissipated. Keep mixed CPES covered between coats. Allow 24 hours to dry and partially set after the final coat. There should be no solvent smell and the surface should be firm to the touch. Large sections of rotted timber can take much longer for the solvents to evaporate, as they will</li> </ol>				

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	absorb much more CPES into the rot. Moving air with fans can speed this process;				
6.	Deep areas of rot can have holes drilled into them to assist getting CPES deep into the section of rotted timber. Our CPES injection syringe can be used to good effect on rotten timber joints in window frames and similar, allowing for application of CPES to a precise area that will consume a lot as the porous rotted end grain is restored;				
7.	Once the rotting or rotten wood is saturated, the last coat will dry with a sheen, indicating that the wood will absorb no more				
8.	Now mix and use the fill-it filler to restore the profile on any rotten areas removed in step 2. Colouring Kits are available if required and may be used to colour the filler to the colour of the damaged wood to allow varnish or clear finishes to be applied. Full details on Fill-It, including thorough mixing instructions can be found on the Fill-It Flexible Epoxy Filler.				
9.	Allow the filler to set before any final finishing. Finish the Filler by carving or sanding.				
10.	Apply a final sealing coat of CPES over the filler and wood. This will promote the adhesion of your paint or varnish top coat, reducing maintenance and extending life				
11.	Your rotten wood repair should now be complete, and will just require finishing. The timber should now be very hard and highly resistant to further rot or water damage. The CPES dries as flexible as wood, and is also micro-porous, so the surface is very hard to damage yet will still allow the timber to breathe				
12.	Apply the first top coat 24 hours after the final coat of CPES typically, The CPES should be dry to the touch, and not smell of solvents, but still be chemically curing. It will bond to the top coat, gluing it to the wood in a very permanent manner. As the restored wood will still breathe, micro-porous paints may be used to good effect.				


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	<p>13. Allow for picking out the loose and cracked putty beads to all of the windows and apply new linseed oil putty finished smooth ready for primer and decorations as below.</p> <p>Allow for new ironmongery generally to all windows.</p> <p>Decoration of all external joinery taken below.</p>				
<b>5.0</b>	<b>Decoration</b>				
5.1	<p>Scrape back all loose and flaking paint to the previously decorated, timber and metalwork retained. Including the steel framing to the escape staircase and handrails to the rear. Prepare surfaces as necessary and in a good workmanlike manner including any priming and filling. Include for under coats.</p> <p>All elevations excluding the shop front windows systems and stall risers, original sashes, metal grills, fittings and fixtures. BUT allow for all low level renders.</p> <p>Allow for some minor filling to split sections of the shop front canopy and stall risers.</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>Shop front timber to be stained or painted to match the existing hardwood style where necessary.</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>Render paint to be sandtex.</p>	item	1		
5.2	<p>Prior to redecoration of the windows allow for raking out the mastic and mortar fills to the wall and window abutments and allow for renew of this abutment. Back fill with inert</p>	item	1		

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	board fill or bead and then repoint using trowelling mastic. Colour grey to remain unpainted.				

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6.0	<b>Provisional sums and contingencies</b>				
6.1	The contactor is to allow for a contingency sum of £2000 to be expended on the agreed written instruction of the CA.			2000	00
6.2	Allow a provisional sum of £ 3000 for additional structural repairs.			3000	00
6.3	Allow a provisional sum of £ 4000 for additional roof repairs			4000	00
6.4	Allow a provisional sum of £ 4000 for additional masonry crack repairs.			4000	00
6.5	<p>Allow a provisional sum of £ 4,000 to replace the mansard roof window which appears to be rotten but access could not be achieved at the time of the surveys and scaffold access is required to fully examine this window.</p> 			4000	00
	<b>Sub total</b>			17,000	00



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1	Preliminaries and general management conditions.				
2	Workmanship.				
3	General items.				
4	The works				
5	Provisional sums,			£2000	00
6	Contingencies.			£15,000	00
7	<b>TOTAL TENDER SUM</b>		<b>£</b>		