

02 DEC 2009

SPECIFICATION OF WORKS

TO BE CARRIED OUT

AT

**LA SAINTE UNION SCHOOL
HIGHGATE ROAD
LONDON NW5 1RP**

**RECONSTRUCTION OF PART OF THE BOUNDARY WALL FACING
CROFTDOWN ROAD
LONDON NW5**

Prepared by:

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PART ONE - PRELIMINARIES

1.01 Location and Scope of the Works

The works include the demolition and reconstruction of part of the brick boundary wall facing Croftdown Road, London NW5.

1.02 Drawings

The Specification is to be read in conjunction with drawings 4470/11, 12, 13 and 14.

1.03 Priced Specification

The Contractor shall provide with the form of tender a fully priced copy of the Specification which will be used for adjusting variations on the Contract.

1.04 Visit the Site

The contractor is advised to visit the site before tendering as no claims for extras due to ignorance of conditions and lack of knowledge will be entertained.

1.05 Wages etc.,

Allow for all National Insurance, pensions, holidays with pay, CITB levy, VAT, guaranteed week, sick pay scheme, Bank Holidays and the nationally agreed Building Industry and Easter shut-down regardless of whether the Contract is run over either the Christmas or Easter period or not.

1.06 Statutory Fees

Allow for payment of all fees required by all authorised Statutory Bodies and Authorities.

1.07 Insurance

Allow for indemnifying the Employer against any damage or injury to Third Parties occasioned during the course of the works.

1.08 Contract

The Contract will be the agreement for Minor Building Works 1998 Edition incorporating amendments 1-5 issued by the Joint Contracts Tribunal.

The Contractor shall allow for complying with each or any clauses of the Schedule of Conditions. The following clauses will be amended or struck out.

The Contractor is to allow for returning at the end of the defects liability period to make good all cracks which might appear in new and altered work, whatsoever their cause and to locally make good decorations. If cracking and crazing to plasterwork is of sufficient extent on one wall, the Contractor is to allow for redecorating the entire wall.

Clause

2.1	Date for possession	To be agreed
	Date for completion	To be agreed
2.3	Liquidated and Ascertained Damages	£500.00 per wk
2.5	Defects Liability Period	6 months
4.2	Period of Interim Certificate	1 month
5.5	Prevention of corruption	Deleted
6.3a	Insurance - new works	Deleted

1.09 Security

The Contractor is to allow for all temporary works necessary to ensure that the building is kept secure at all times against illegal entry.

The Contractor will be held responsible for any illegal entry due to his negligence and is to ensure that the scaffold is left secure at the end of each day with access ladders removed and secured to prevent illicit use.

The Contractor is to supply, install, maintain and monitor an electric alarm to the scaffold and remove upon completion. Include for providing an electrical supply to the alarm.

1.10 Foreman-in-Charge

The Contractor is to provide a competent Foreman-in-Charge of the works who shall remain on site for the duration of the works and shall be able to meet and discuss the works with the Surveyor and other persons authorised to visit the site. Any instructions given to the Foreman shall be deemed to have been given to the Contractor.

1.11 Rubbish

Internal and external areas are to be protected and kept clear of rubbish and left in a clean tidy state at the end of each day.

All rubbish and debris is to be removed from the site on completion of the works.

The site is to be left clean and tidy on completion of the works including the cleaning of all window glazing, floors, etc.,

1.12 Materials and Workmanship

Materials and workmanship shall be the best of their respective kind.

All materials shall conform to the appropriate British Standard and all workmanship shall comply with the relevant Code of Practice.

1.13 Regulations

Allow for complying with all Police or other Authorities regulations which may affect operations on or about the site.

1.14 Programme

Before commencement the Contractor shall provide a programme for the works for the Surveyor's approval.

1.15 Storage of Materials

The Contractor shall be responsible for making his own arrangements for the secure storage of materials and the protection of partially complete works. The Employer will bear no responsibility for any losses which may occur in these situations.

Storage is to be confined to the working area and the rear of the property in an area to be agreed with the Employer. The use of parking spaces at the front of the building by the Contractor will not be allowed.

1.16 Occupation

The property will be occupied for the duration of the works.

1.17 Scaffolding

Provide and erect scaffolding to allow safe access to the working areas.

Scaffolding shall comply with BS 5973: 1981 "Code of Practice for Access and Working Scaffolds", and with the Health & Safety at Work Act. Scaffolding shall be erected and fixed so as not to cause damage to the building, and the Contractor shall ensure that all necessary precautions are taken to prevent damage. In particular, the Contractor shall cap the ends of putlogs. All surplus scaffolding materials shall be removed from site after the scaffold has been erected, and again after it has been struck.

NB. See item 1.09 Security for the provision of scaffold alarm.

1.18 Plant

Allow for providing all necessary plant, tools etc., for the proper and safe execution

of the works.

1.19 Electricity and Water

Allow for all necessary connections and run all necessary temporary electric and water supplies necessary for the works, including for the payment of all electricity and water used. Remove temporary installation on completion of the works.

1.20 Construction Design and Management Regulations (CDM)

AN OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN must be submitted within one week of request and is to include the following:

- a) Method Statements related to the hazards identified in the pre-tender health and safety plan and/or statements on how the hazards will be addressed and other significant hazards identified by the Contractor.
- b) Details of the management structure and responsibilities.
- c) Arrangements for issuing health and safety directions.
- d) Procedures for informing other contractors and employees of health and safety hazards.
- e) Selection procedures for ensuring competency of other contractors, the self-employed and designers.
- f) Procedures for communications between the project team, other contractors and site operatives.
- g) Arrangements for co-operation and co-ordination between contractors.
- h) Procedures for carrying out risk assessment and for managing and controlling the risk.
- i) Emergency procedures including fire precautions.
- j) Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
- k) Arrangements for welfare facilities.
- l) Procedures for ensuring that all persons on site have received relevant health and safety information and any training.
- m) Arrangements for consulting with and taking the views of people on site.
- n) Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
- o) Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
- p) Review procedures to obtain feedback.

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PART ONE - PRELIMINARIES

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PART TWO - TRADE PREAMBLES

Brickwork

2.01 Sand

The sand is to comply with BS 1200: Table 1

2.02 Lime

The lime is to be approved hydrated lime and in accordance with the manufacturer's instructions and stored as described for cement.

2.03 Mortars Generally

Gauge boxes are to be used for measuring materials for mortars.

2.04 Cement Mortar

Cement mortar is to be composed of one part of cement to three parts of sand unless otherwise described. This mortar is to be used for brickwork in foundations.

2.05 Gauged Mortar

Gauged mortar (1:1:6) is to be prepared by first mixing a coarse stuff composed of one part of lime to six volumes of sand, this may be made in bulk and stored provided it is kept damp. Immediately before the mortar is required for use, one volume of cement is to be added to seven volumes of the coarse stuff and well mixed with added water to the consistency required.

A mortar plasticizer may be used instead of lime providing approval of the particular brand is obtained prior to use and that it is used in accordance with the manufacturer's instructions.

2.06 Mortars for Pointing

Mortar for pointing faced brickwork is to be gauged mortar (1:2:9) with a dye incorporated in accordance with the manufacturer's instructions and to the satisfaction of the Surveyor where described hereinafter.

2.07 Pointing

The facing brickwork externally is to be bedded and jointed in gauged mortar. The joints are to be pointed with a neat weatherstruck joint as the work proceeds.

Brickwork described as fair face is to be pointed with a neat flush joint as work proceeds.

Carpentry and Joinery

2.08 Timber

The timber is to be thoroughly seasoned, free from defects and disease, sawn die square and suitable for the purpose of the work.

Softwood is to be Northern European 'unsorted' or 'fifths' quality to comply with the recommendations of BSCP 112 and where applicable BS 1860.

All carpentry timber is to be factory impregnated with an approved organic solvent or water borne preservation ('Protim' 'Tanalith' or equal).

Timber so treated is to be machined to its final dimensions before treatment but ends, notches, borings and the like must be liberally swabbed with a comparable preservative before fixing.

2.09 Workmanship

Work is to be accurately cut and properly framed together. Timbers are to be well spiked together and to fixings with nails of adequate length.

2.10 Timber Generally

The timber is to be thoroughly seasoned, free from defects and disease, sawn die square and suitable for the purpose of the work and to comply with BS 589 and 881.

2.11 Softwood

Generally softwood is to be selected joinery grade European Redwood to comply with BS 1186 Part 1.

2.12 Lead Sheet and Accessories

Lead sheet shall comply with BS 1178 and shall carry the BS colour marking to identify the Code No. and weight.

Copper clips shall not be less than 0.6mm thick. Nails shall be copper clout nails to BS 1202 not less than 25mm long.

Underlay for sheet lead shall be Bidim Polyester Geotextile Felt obtainable from Monomet Ltd. Tel 081 689 8990.

A thin coat of patination oil is to be applied to the leadwork where directed.

2.13 Workmanship and Practice

Workmanship and practice shall follow the recommendations set out in "Lead Sheet in Building" published by the Lead Development Association.

All leadwork shall be carried out by a properly qualified and experienced plumber.

Painting and Decorating

2.18 Materials

The whole of the paints and emulsions are to be obtained from Imperial Chemical Industries Ltd, Millbank, London SW1 unless otherwise specified, delivered to site in the maker's sealed receptacles and used in accordance with their instructions.

Preparation for Redecoration

2.19 Woodwork

Preparation for paintwork on existing painted woodwork or plywood or blockboard is to mean washing down with water, rubbing down or burning off as necessary, rinsing down, removing all loose paint, scale and rough projections by careful scraping, priming and bringing forward damaged areas where required and bringing the whole to clean and even surfaces. The prices are to include for rubbing down with glass paper after each coat. Make good all holes, splits, defective joints and other defects.

2.20 Metalwork

Preparation for painted metalwork is to mean burning off or washing down with water, rubbing down with glass paper, rinsing off and drying and for removing all scale, decayed paint blisters or rust to damaged areas with wire brushes or files back to surface of metal, thoroughly washing surfaces so bared with white primer immediately after cleaning and bringing forward with undercoating.

2.21 External Rendering

Preparation for paintwork on external rendering, is to mean washing down with water, rinsing off and allowing to dry, rubbing down with glass paper and brushing off and for making good damaged areas by scraping back to a sound surface or cutting out and making good in polyfilla externally and bringing forward damaged areas with priming and suitable undercoat.

2.22 Internal Paintwork

Wash down all previously painted internal areas to remove grease and dirt and make good surface imperfections prior to redecoration. Rub down surface as necessary.

2.23 Painting

Application of all external paint and internal gloss shall be by brush and the tender price shall be deemed to include for brush application and surfaces shall be clean and free from dust during painting.

2.24 Stirring of Materials

The contents of all cans and containers of all painting materials must be properly and thoroughly stirred before and during use and are to be suitably strained as and when necessary.

2.25 Slops etc

The Contractor shall provide a suitable receptacle, into which are to be placed all liquids, slop washings, etc., which are on no account to be thrown down any gullies, manholes, sinks, lavatories, WC's or any other sanitary fittings and are to be taken off site and disposed of by the Contractor.

2.26 Joints at Brickwork

Cracks at the junction of joinery and masonry are to be raked out and filled with a proprietary flexible mastic type decorators filler e.g. "Vallance" or similar approved.

2.27 Protection of Surfaces etc.

Adequate care must be taken to protect surfaces while still wet, by the use of 'Wet Paint' signs when necessary and all other surfaces from droppings or stains.

2.28 Generally

No paint to be applied during damp, freezing or foggy weather. The Contractor must take responsibility for all surfaces to which he applies decoration.

2.29 Mastic Work

Mastic is to be applied in a neat, even and continuous bead, fully adhered to both surfaces. Replacement of mastic is to include removal of existing and all necessary surface preparation.

2.30 Mastic for pointing shall be one part acrylic polymer sealant, eg Arbocrylic as manufactured by Ashead Ratcliffe & Co., or similar approved.

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PART THREE - PROVISIONAL SUMS

3.01 Contingency

Allow the provisional sum of £5,000 for unforeseen works to be expended as directed by the Contract Administrator and deducted in whole or in part from the final account as directed.

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PART FOUR - THE WORKS

4.01 Liaise with and obtain a Licence from the Local Authority for the closure of the footpath adjacent to the proposed works and the maintaining of a safe public passage.

4.02 On the land of the School, supply and erect a timber hoarding consisting of timber posts and plywood sheeting to a height of 1.8m for the full length of the wall to be demolished and to enclose the works.

Remove the hoarding on completion of the works and make good to all disturbed surfaces.

4.03 On the public pavement side of the proposed works, supply and erect a Heras fence to protect the works and maintain in a safe condition throughout the course of the works, remove upon completion and make good to all damaged pavement etc.

4.04 Demolish the section of brick wall as indicated on the attached drawings, set aside and clean off sound bricks for reuse. The wall to be demolished down to the level of the pavement and damp-proof course and all damp-proof course material to be entirely removed.

4.05 In the position as indicated, break out the existing brick footings and excavate for the new ground beam. Cart away all arisings.

Form the new ground beam with 203 x 153 UB encased in 75mm C30 concrete all around and with D49 raving mesh.

Beneath the level of the beam, supply and lay 100mm thick Celcore board for the entire length of the beam.

4.06 Off the existing brick footings and new concrete beam, raise up the new brick wall using salvaged bricks and bricks to match the existing to make up any deficit, all to match the existing and as indicated on the drawings.

In the positions as indicated, form expansion joints using de-bonded ties every three courses and infill joints with Flexcel boarding and polysulphide mastic pointing both sides.

The new brickwork to be laid in cement:lime:sand mortar (1:1:6) and finished with an ironed in joint all to the satisfaction of the Local Authority Planning Department. Allow for constructing a 1m.sq sample panel for approval.

4.07 Remove all plant and debris from the site and leave in a clean condition.

S U M M A R Y

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SUMMARY:

£