

Part 3

| ITEM NO. | ITEM DESCRIPTION | RATE |
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| 1.0 | General | |
| 2.0 | Project Particulars | |
| | Balcony replacement to the rear elevation of 15 Gloucester Avenue | |
| 3.0 | The Employer | |
| | Gloucester Avenue (15-23) Management Company Limited c/o Capital Property Management 2 Devonshire Square London EC2M 4UJ | |
| 4.0 | Contract Administrator (CA) | |
| | Hamilton Darcey LLP 48 Warwick Street London W1B 5NL | |
| 5.0 | Commencement | |
| | The works are due to commence Autumn 2018. | |
| 6.0 | Tendering | |
| | This part of the Specification must be read in conjunction with Materials and Workmanship. | |
| | Before tendering, the Contractor is to visit the site to ascertain the exact nature of the works and the restrictions of the site. Access to the building should be arranged via the managing agent, Sam Brown of Capital Property Management, on 020 7426 4970. | |
| | Any items in the Tender that have no prices set against them will be deemed to have been included in the value of other items, for the purposes of the Tender and no extra sums will be allowed against such items. | |
| | The fully priced Tender is to be submitted to the offices of Hamilton Darcey in an envelope marked 'Tender' by the time prescribed on the Form of Tender. All items are to be priced separately and individually. | |
| | The Contractor is to indicate their proposed Contract Period for the works, when submitting their Tender. | |
| | Tenders are to remain open for a period of 6 months from the date of submitting the Tender. | |

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| 7.0 | <p><u>CONTRACT PRELIMINARIES</u></p> <p>Any items that have no price set against them will be deemed to have been included within the value of other items for the purposes of the Tender and no extra sums will be allowed against such items.</p> <p>Before tendering, the Contractor is to visit the site to ascertain the exact nature of the work and the restrictions of the site.</p> <p>Tenders are to remain open for acceptance for a period of 6 months from the date of the tender. The Employer does not bind themselves to accept the lowest or indeed any Tender submitted. The Employer will not be responsible for tendering costs incurred by the contractor.</p> <p>Any quantities given are to be used as guidance only and the contractor is responsible for checking dimensions and carrying out all necessary works.</p> <p>The tenderer should note that the property will be occupied for the duration of the works, and allowance should be made for causing minimal disruption to the residents.</p> <p>Working operations may not commence until 08:00am and must be finished by 5.30pm weekdays. Work is not permitted on Saturdays, Sundays and Bank Holidays.</p> <p>It is the responsibility of the contractor to ensure that suitable welfare/rest facilities including WC/washing facilities are available for their operatives for the duration of the contract. The location and arrangement of these facilities TBC.</p> <p>A fresh water supply will be provided by the client, the source of which will be agreed prior to commencement on site.</p> <p>Security of the Building during the works is extremely important. The Contractor must ensure for example that doors are closed at all times. If for any reason the doors need to be kept open, they must be manned.</p> <p>By law, smoking is not permitted anywhere within the building.</p> <p>No music shall be played on site at any time during the Contract.</p> <p>The location of material storage is to be agreed with the client prior to the commencement of the works. No inflammable paint and other substances may be stored overnight inside the premises.</p> | |
| 8.0 | <p>LIQUIDATED DAMAGES</p> <p>At the rate of £350 per calendar week or pro-rata thereto.</p> | |
| 9.0 | <p>RECTIFICATION PERIOD</p> <p>Period: Six months from the date of practical completion.</p> <p>PERCENTAGE OF THE TOTAL VALUE OF THE WORK ETC.</p> <p>Percentage: 95 per cent.</p> <p>PERCENTAGE OF THE TOTAL AMOUNT TO BE PAID TO THE CONTRACTOR</p> | |

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| | Percentage: 97.5 per cent | |
| 10.0 | CONTRACTOR'S INSURANCE- INJURY TO PERSONS OR PROPERTY | |
| | Insurance cover (for any one occurrence or series of occurrences arising out of one event): Not less than £5,000,000.00. | |
| 11.0 | INSURANCE | |
| | Document evidence: Before starting the work on site submit details, and/ or policies and receipts of insurances required by the Conditions of Contract. | |
| | This project is to be in accordance with the JCT Minor Works 2016 Contract. | |
| | The contractor is to note that their tender price should include for all items included in this specification. | |
| 12.0 | <u>THE WORKS</u> | |
| | The works comprise the installation of a stone balcony to the rear elevation, serving Flat E. The balcony was removed previously due to health and safety issues. The new balcony is to be replaced to exactly match the size, materials and style of the previous one. | |
| 13.0 | Scaffolding | |
| | Provide, maintain, adjust as necessary and remove on completion, all necessary scaffolding, temporary support and staging required to carry out the specified works. The scaffolding is to be erected such that safe access can be made possible to inspect all elevations, terraces, roof areas etc., and to facilitate repairs as directed by CA. | |
| | Before erecting any scaffold structure bearing from roofs, their loadbearing capacity is to be assessed and approved by the contractor's own competent surveyor or engineer. Adequate protection is to be made to all areas bearing scaffolding, by suitable boarding, sheeting etc., particularly noting areas of glazing, rooflights etc. | |
| | The contractor's scaffolding sub-contractors shall certify in writing safe completion of the scaffold, or each section of scaffold as necessary, before the contractor allows any other operative access onto it. | |
| 14.0 | Scaffold Alarm/ Security | |
| | Allow for erecting the first lift of the scaffold as high as possible. The first floor is to be double layered and interlayered with Monofelx. Include for the provision of debris netting full height. | |
| | The Contractor is to allow a SSAIB approved security installer; e.g SSAIB approved. | |
| | The system shall be designed and installed to detect human intrusion via climbing, crawling or walking up or through the invisible pattern. The system shall provide intrusion detection to scaffold ends, small returns, short scaffold runs, ladders to next lift, alcoves, bays and other similar locations within the installed environment. | |

Alarm system must be installed/dismantled as soon as the scaffold lift which it will be fixed to is erected/dismantled. Ensure the lift where the alarm is to be installed/dismantled is fully boarded, hand railed and with no one working overhead so the alarm engineer can work safely.

The monitored system must be routed through an ARC for verification using a Unique Reference Number (URN) before being passed to the relevant security service for response. Call out response times are to comply with the Met Police intruder alarm policy, British Standards 4737 and the SSAIB Standards. Sensors must be fitted at first level and top level of the lift.

Power should be provided by means of an internal 240V socket, supplied within 10 meters of the scaffold structure. In the event of mains failure/disconnection, the control unit technology will incorporate a 12V/7A Ni-Cad rechargeable battery back-up system for a minimum of 8 hours. A mains failure signal should then be sent to the Monitoring Company who should then inform the site manager or installing company.

Allow for 24-hour call out service. In the event of an engineer required to attend site for emergency breakdowns and repairs, response must be within 2 hours from notification.

Allow to install alarm activated flood lighting to the outside of the scaffolding facing upwards. These lights are to be located at 15 metre centres or where there are small returns to ensure full illumination.

15.0 Building Control

Allow to notify Camden Building Control of the works via a Building Notice. The Council fees will be paid separately by the Client.

16.0 The Works

17.0 Balcony

17.1 Allow to supply and install a curved York stone balcony to exactly match the shape, depth and projection of the existing balcony. See appended drawings 6038/01 and 6038/02. The stone balcony should protrude no further into the building than the depth of the curved brick wall. The brick piers either side of the curved window, originally supporting the balcony will need to be carefully removed to allow for the new balcony installation. The bricks should be salvaged where possible and reused when rebuilding the brick piers. The balcony will be supported by the wall above and brick piers either side of the window.

17.2 New balcony railings are to be installed to match existing size and profile. Allow for iron railings, black finish. An additional horizontal bar is to be installed to the top of the railings to provide an overall height of 1.1m in order to comply with current Building Regulations.

17.3 Supply and installation cost of the stone balcony £.....
Carry forward

17.4 Supply and installation cost of decorative iron railings £.....
Carry forward

17.5 Allow here for any structural engineers fees.

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| 18.0 | Flat E | |
| 18.1 | Allow here for all making good internally to Flat E. | |
| 18.2 | Allow to seal off the working area internally within Flat E reception room, concealing the area as close as possible to the balcony, to prevent dust etc. | |
| 19.0 | Elevations | |
| 20.0 | Brickwork/Masonry Repairs | |
| 20.1 | Generally | |
| | All brickwork repairs should be undertaken in accordance with the recommendations of the Code of Practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete: BS 8221-1:2012. Whilst undertaking the brickwork repairs, all affected windows and doors must be sealed to prevent the entry of dust into the property. | |
| 20.2 | Brickwork | |
| 20.3 | Allow for the careful removal of the brickwork piers either side of the balcony window. Bricks are to be set-aside for re-use where possible. | |
| 20.4 | Assuming some breakage during dismantle, allow provisionally for 100No. new salvaged bricks to match, as directed by the CA. If the contractor considers this quantity too low they should advise at tender stage. | |
| 20.5 | Allow to rebuild the brickwork, carefully stitching in new/salvaged bricks to match, bedded and pointed in 1:1:6 gauged mortar, coloured and pointed to match the existing. | |
| 20.6 | Brick Re-Pointing | |
| 20.7 | Indicate rate for repointing; at a rate of £ _____/m ² (Do not move value into collection column). | |
| 21.0 | Window Care Dry Flex System | |
| 21.1 | The Contractor is to price for carrying out Window Care repairs. Repair small sections of rotten timber using the 'Window Care' Dry Flex system. Repair all areas affected by wood decay (up to 400cm ³) using the Window Care Profile, a round cutter, Dry Fix Wood Stabilizer, and Dry Flex RP in accordance with repair method No. 4. | |
| | The Contractor is to allow for the following quantities: | |
| | Size of Repair Provisional No. of Repair | |
| 21.2 | <100cm ³ @ £...../ repair x 8no. | |
| 21.3 | <200cm ³ @ £...../ repair x 8no. (Contractor to insert rates and forward totals to collection column) | |
| 21.4 | Allow here for any additional joinery repairs to the balcony window and doors as required. | |

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| 22.0 | Decorations | |
| 23.0 | Generally | |
| | The contractor is to note that the decoration works comprise the redecoration of the balcony window/doors to Flat E, externally and internally, the living area of flat E (walls and skirting). | |
| 24.0 | Internal Painting | |
| 24.1 | Washing down – All painted areas are to be thoroughly washed down as part of the preparation works, using clean water, sugar soap and abrasive scouring pads or similar. All surfaces must be clean, suitably dry and free from anything that will interfere with the adhesion of the material to be applied. | |
| 24.2 | The contractor should note that all preparation for and application of, new paintwork should be carried out in strict accordance with Dulux technical specifications. | |
| 24.3 | The relevant guarantees will be required for the decoration work carried out in line with ICI Dulux recommendations and guarantees / warranties for their product(s). Should there be any discrepancies between the Hamilton Darcey and ICI recommendations, the ICI specification shall take preference, subject to approval with the CA. | |
| 24.4 | Existing Painted Woodwork | |
| | Where necessary open up all timber joints which are not tightly fitting and rake out all old filler thoroughly. Rub down thoroughly to produce a smooth, clean surface and dust off. Make good all cracks, open joints, nail holes, open grain and other imperfections with Dulux Trade Wood Filler. When set, carefully rub down to a smooth finish and dust off. Finish with two coats of Dulux Trade Undercoat and one coat of Dulux Trade Diamond Matt of the selected shade. | |
| 24.5 | New Woodwork | |
| | Apply two thin coats of Shellac Knotting to all resinous parts of wood and one coat of Dulux Internal Wood Primer. Further apply one coat of Dulux Trade Undercoat and two finishing coats of Dulux Trade Eggshell. Colour to be confirmed. | |
| 24.6 | Plaster walls | |
| | Undertake general filling and preparation work, and make allowance here, for cutting out and filling all cracks in the existing plaster, rubbing smooth and level with the existing, and filling likewise any new defects which are not smooth edged i.e. have not been previously filled and painted. Paint previously painted areas of walls with mist coat and two coats of Dulux Diamond Matt Emulsion. Colour TBC. | |
| 25.0 | External Painting | |
| 25.1 | The colours are generally to match the existing and colour samples are to be approved by the CA prior to application. | |
| 25.2 | On completion of the decoration works, clean off all dirt and paint splashes to all glazing panes etc. and leave to the satisfaction of the CA. This work is to be carried out in-conjunction with the other work processes such as the striking of the scaffolding to ensure that there is no dirt or debris left to any of the facades as a result of the works. | |

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| 26.0 | <p>Previously Painted Exterior Wood</p> <p>Where decoration of previously painted exterior wood is required, the contractor is to allow for a 25% burn off of the existing coatings. Open up all joints which are not tightly fitting and rake out thoroughly. Hack out all cracked or defective glazing putties, cut out all decayed wood (as previously specified) and clean out all rebates (putties allowed for above). Rub down thoroughly to produce a smooth, clean surface and dust off. Apply a thin coat of Dulux Knotting Solution to all knots and resinous areas, and allow to harden.</p> <p>Liberally apply one coat of Dulux Weathershield Preservative Primer overall. Similarly, treat any new wood which has been spliced in, i.e. rub down, knot and prime. When the preservative primer is dry, make good all cracks, open joints, nail holes, open grain and other imperfections with Dulux Weathershield Exterior Flexible Filler.</p> <p>When set, carefully rub down to a smooth finish and dust off. Finish with two coats of Dulux Weathershield Exterior Flexible undercoat of the appropriate shade and one coat of Dulux Weathershield Exterior High Gloss – Colour White.</p> | |
| 27.0 | <p>New Exterior Wood</p> <p>Where decoration of new exterior wood is required, clean to ensure that all surfaces are free from dirt, grease etc. Abrade to remove sharp edges and any raised grain etc. working in the direction of the grain. Treat knots and resinous areas by removing resin and applying a thin coat of Dulux Knotting Solution. Serious or troublesome knots should be cut out and replaced with sound wood. Ensure that all surfaces are fully dry before proceeding. Liberally apply one coat of Dulux Weathershield Preservative Primer.</p> <p>When the primer is dry, make good all cracks, open grain, nail holes, open joints and other imperfections with Dulux Weathershield Exterior Flexible Filler. When set, carefully rub down and dust off. Finish with two coats of Dulux Weathershield Exterior Flexible Undercoat of the appropriate shade and one coat of Dulux Weathershield Exterior High Gloss - Colour White.</p> | |
| 28.0 | <p>Previously Painted Ferrous Metal</p> <p>Where re-decoration of Ferrous metal is specified in the following Schedule, burn off all existing coatings. Rub down the surfaces and clean off. Prime with one coat of Dulux Trade Metal Primer Zinc Phosphate (colour: buff) A540-7050. Finish with one coat of Dulux Trade Micaceous iron oxide of the selected shade and 3no. coats of Dulux Trade Weathershield Exterior High Gloss Finish of selected shade.</p> | |
| 29.0 | <p>New Metalwork</p> <p>Degrease where necessary with ICI Oil and Grease Remover. Wash down with a suitable detergent solution to remove dirt, and other contaminants. Rinse off with clean water and allow to dry. Dust off before applying initial coating.</p> <p>Prime all bare metal in an even and consistent coat with one coat of Dulux Trade Metalshield Zinc Phosphate as previously scheduled and allow to dry. Finish with one coat of Dulux Trade Undercoat allowing recommended time to dry and then 2no. coats of Dulux Trade Metalshield Gloss Finish of selected shade.</p> | |

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| 30.0 | Completion, Cleaning and Handover | |
| | On completion of the works to the approval of the surveyor, all temporary protection is to be removed and working site area thoroughly cleaned. | |
| 31.0 | Schedule of Condition | |
| | The contractor is to provide a photographic schedule of condition of the reception roof to Flat E and the bedroom and lightwell area to the flat directly below the balcony, prior to works commencing. | |
| 32.0 | CONTINGENCY | |
| | Allow the provisional sum of £2,000 as a contingency sum against unforeseen works required, to be expended only at the direction of the Contract Administrator by approval with the Client. | p.s. £2,000.00 |

