

Item no.	Description	Unit	£	P
	Note: Where NBS clauses are referred to these are for direction only. The contractor to refer to all other deemed necessary or inferred NBS clauses.	Note		
4.1	<u>Temporary Isolation of HVAC/Mechanical/Power Installations – Associated Works as Required (General)</u>			
A	Where determined by the works the Contractor shall allow for identifying the affected mechanical/HVAC units with associated supplies and power installations and for the careful raising/shifting/adapting to enable the works to be completed to the affected roofs without disruption to the current systems serving the Slade/UCL premises.	Item		
B	Carefully take down and clear away redundant extract/ductwork located to CS01 Allow for all attendances for the dismantling prior to clearance.	Item		
C	On completion the HVAC/mechanical units are to be re-supported on concrete support slab/paviours positioned on a loose laid layer of capping sheet extending 100mm beyond the slab/paviour on all sides so as to eliminate the possibility of damage to the waterproofing system.	Item		
D	Include for modifying pipework and cables to suit raised height of newly recovered roofs.	Item		
E	Include here for validation surveys and reporting by appropriately qualified and competent engineers prior to the roofing works commencing and for the re-gassing and full certification on completion demonstrating the systems are in full working order.	Item		
F	Allow the further provisional sum of £4,000 for recommended works for the full operational reinstatement of the HVAC/mechanical installations and supplies.	Prov Sum	4000	
G	Include here for validation surveys and reporting by appropriately qualified and competent engineers prior to the roofing works commencing and for the repositioning and full certification on completion demonstrating the power installations are in full working order.	Item		
H	Allow the further provisional sum of £2,000 for recommended works for the full operational reinstatement of the power installations.	Prov Sum	2000	
4.2	<u>Adaptations to Ventilation Ductwork</u>			
A	Note: The following works apply to all roof and glazed areas where ventilation ductwork currently passes through or is supported by the construction.	Note		
B	Allow here for the liaison and attendances with the CA/UCL/The Slade contractor for the coordinated disconnection, setting aside and reinstatement of affected units.	Item		
4.3	<u>Recovering of Specified Flat Roofs - Protection (General)</u>			
A	The contractor shall be responsible for fully protecting the surrounding surfaces, fixtures etc, by whatever means necessary. Any damage resulting to services or areas not affected by the works shall be made good at the contractor's own expense.	Note		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
B	The contractor shall ensure that at the end of each working day, materials and equipment are stored away or locked securely and that the site and working areas are left safe to enable use.	Note		
4.4	<u>Leadwork to Flats Roofs - General</u>			
A	Where dimensions are detailed these are to be taken as nominal for estimating purposes only. Actual dimensions to be confirmed on site and to be in accordance with the LSA recommendations.	Note		
B	All leadwork to be laid on new Building Paper (BS 1521 Class A) to new ply boarding (ventilation required) and newly bedded stone copings. All other leadwork to be laid on geotextile underlay between 200-200g/m ² (NBS H71/645).	Item		
C	All leadwork to be in strict accordance with the LSA/LDA recommendations and to be fixed, wedged and neatly pointed in nominal gauge 1:1:6 cement/lime/sand mortar to match the existing (NBS C41/820) or proprietary lead mastic flexible sealant with neat struck joint (NBS Z22/310A).	Item		
D	All new leadwork is to be treated within 24 hours of fixing with patination oil. If the Contractor does not apply patination oil in accordance with this requirement and staining occurs, the Contractor will be required to renew affected materials to the CA's entire satisfaction.	Item		
E	BLM British Lead (www.britishlead.co.uk) provide on site support services. Allow here for 2nr site visits with written reports at stages to be determined by the CA to ensure the necessary compliance for non-standard detailing.	Item		
4.5	<u>Joinery/BWIC - Roofs 4, 5, 6 & 7</u>			
4.5.1	<u>New Upstands to Roof Lights</u>			
A	Note: The following works apply to the replacement Roof Lights to Roofs 4 (RL01 and RL14), 5 (RL03, RL08, RL09, RL10, RL11, RL12 and RL 13) and 7 (RL06 and RL 07).	Note		
B	Take up and clear away lead finish, wood core rolls and underlay beneath to rooflight locations to nearest wood core roll and/or abutments. Prepare all retained boards ready to receive new.	Item		
C	Provisionally: Carefully remove existing presumed timber upstand and linings and clear away. Prepare openings ready to receive new.	Prov. Item		
D	Provisionally: Supply and install new tanalised frame (NBS G20/210), with WBP ply external linings (NBS G20/311), as detailed on the accompanying drawings.	Prov. Item		
E	Provisionally: To RL01 supply and install new tanalised frame (NBS G20/210), with WBP ply external linings (NBS G20/311) with PIR bonded insulation to NBS P10/140B, as detailed on the accompanying drawings.	Prov. Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
F	Supply and lay new Code 7 lead sheet over new geotextile underlay complete with new wood core rolls to original locations. Allow for lifting, adapting and dressing surrounding leadwork with the new to ensure watertight finish. Include for all drips, splash laps, under/overcloaks and roll end details etc. (NBS H71/110).	Item		
G	Include here for the replacement of the associated cover flashing with new Code 6 leadwork with all associated wedges, clips and overlaps in reformed chase all as described elsewhere. (NBS H71/420).	Item		
4.5.2	New Upstands to Roof Lanterns			
A	Note: The following works apply to the replacement Roof Lanterns to Roof 6 (RL02, RL 04, RL05).	Note		
B	Take up and clear away lead finish, wood core rolls and underlay beneath to rooflight locations to nearest wood core roll and/or abutments. Prepare all retained boards ready to receive new.	Item		
C	Provisionally: Carefully remove existing presumed timber upstand and linings and clear away. Prepare openings ready to receive new.	Prov. Item		
D	Provisionally: Supply and install new tanalised frame (NBS G20/210), with WBP ply external linings (NBS G20/311), as detailed on the accompanying drawings.	Prov. Item		
E	Supply and lay new Code 7 lead sheet over new geotextile underlay complete with new wood core rolls to original locations. Allow for lifting, adapting and dressing surrounding leadwork with the new to ensure watertight finish. Include for all drips, splash laps, under/overcloaks and roll end details etc. (NBS H71/110)	Item		
F	Include here for the replacement of the associated cover flashing with new Code 6 leadwork with all associated wedges, clips and overlaps in reformed chase all as described elsewhere. (NBS H71/420).	Item		
4.5.3	New Upstands to Glazed Lights			
A	Note: The following works apply to the replacement fixed glazed lights to Roof 5.	Note		
B	Take up and clear away lead finish, wood core rolls and underlay beneath to glazed light locations to nearest wood core roll and/or abutments. Prepare all retained boards ready to receive new.	Item		
C	Provisionally: Carefully remove existing presumed timber upstand and linings and clear away. Prepare openings ready to receive new.	Prov. Item		
D	Provisionally: Supply and install new tanalised frame (NBS G20/210), with WBP ply external linings (NBS G20/311), as detailed on the accompanying drawings.	Prov. Item		
E	Supply and lay new Code 7 lead sheet over new geotextile underlay complete with new wood core rolls to original locations. Allow for lifting, adapting and dressing surrounding leadwork with the new to ensure watertight finish. Include for all drips, splash laps, under/overcloaks and roll end details etc. (NBS H71/110).	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
F	Include here for the replacement of the associated cover flashing with new Code 6 leadwork with all associated wedges, clips and overlaps in reformed chase all as described elsewhere. (NBS H71/420).	Item		
4.6	<u>External Cleaning Prior to Snagging of All Works</u>			
A	Thoroughly clean all rainwater goods, glazing and ledges on completion of the works.	Item		
4.7	<u>Provisional Sums</u>			
A	Allow the provisional sum of £5,000 to be expended by the CA for unforeseen works.	Prov Sum	5000	
Carried Forward to Collection				

Total Carried Forward £ P

Item no.	Description	Unit	£	P
	Part 4A Collection Page			
	Page 4/1			
	Page 4/2			
	Page 4/3			
	Page 4/4			
Part 4A Sub Total Carried to tender collection page				

Total Carried Forward £ P

Item no.	Description	Unit	£	P
	Note: The following works are for estimating purposes only. The contractor to allow for all joint inspections with the CA to identify and agree scope prior to works commencing. The accompanying drawings show indicative locations only of repairs.	Note		
	Note: Where NBS clauses are referred to these are for direction only. The contractor to refer to all other deemed necessary or inferred NBS clauses.	Note		
5.1	<u>Temporary Isolation of HVAC/Mechanical/Power Installations – Associated Works as Required (General)</u>			
A	Where determined by the works the Contractor shall allow for identifying the affected mechanical/HVAC units with associated supplies and power installations and for the careful raising/shifting/adapting to enable the works to be completed to the affected roofs without disruption to the current systems serving the Slade/UCL premises.	Item		
B	Carefully take down and clear away redundant extract/ductwork located to CS01 Allow for all attendances for the dismantling prior to clearance.	Item		
C	On completion the HVAC/mechanical units are to be re-supported on concrete support slab/paviours positioned on a loose laid layer of capping sheet extending 100mm beyond the slab/paviour on all sides so as to eliminate the possibility of damage to the waterproofing system.	Item		
D	Include for modifying pipework and cables to suit raised height of newly recovered roofs.	Item		
E	Include here for validation surveys and reporting by appropriately qualified and competent engineers prior to the roofing works commencing and for the re-gassing and full certification on completion demonstrating the systems are in full working order.	Item		
F	Allow the further provisional sum of £4,000 for recommended works for the full operational reinstatement of the HVAC/mechanical installations and supplies.	Prov Sum	4000	
G	Include here for validation surveys and reporting by appropriately qualified and competent engineers prior to the roofing works commencing and for the repositioning and full certification on completion demonstrating the power installations are in full working order.	Item		
H	Allow the further provisional sum of £2,000 for recommended works for the full operational reinstatement of the power installations.	Prov Sum	2000	
5.2	<u>Adaptations to Ventilation Ductwork</u>			
A	Note: The following works apply to all roof and glazed areas where ventilation ductwork currently passes through or is supported by the	Note		
B	Allow here for the liaison and attendances with UCL/The Slade contractor for the coordinated disconnection, setting aside and reinstatement of affected units.	Item		
5.3	<u>Recovering of Specified Flat Roofs - Protection (General)</u>			

Total Carried Forward £ P

Item no.	Description	Unit	£	P
A	The contractor shall be responsible for fully protecting the surrounding surfaces, fixtures etc, by whatever means necessary. Any damage resulting to services or areas not affected by the works shall be made good at the contractor's own expense.	Note		
B	The contractor shall ensure that at the end of each working day, materials and equipment are stored away or locked securely and that the site and working areas are left safe to enable use.	Note		
5.4	<u>Leadwork to Flats Roofs - General</u>			
A	Where dimensions are detailed these are to be taken as nominal for estimating purposes only. Actual dimensions to be confirmed on site and to be in accordance with the LSA recommendations.	Note		
B	All leadwork to be laid on new Building Paper (BS 1521 Class A) to new ply boarding (ventilation required) and newly bedded stone copings. All other leadwork to be laid on geotextile underlay between 200-200g/m2 (NBS H71/645).	Item		
C	All leadwork to be in strict accordance with the LSA/LDA recommendations and to be fixed, wedged and neatly pointed in nominal gauge 1:1:6 cement/lime/ sand mortar to match the existing (NBS C41/820) or proprietary lead mastic flexible sealant with neat struck joint (NBS Z22/310A).	Item		
D	All new leadwork is to be treated within 24 hours of fixing with patination oil. If the Contractor does not apply patination oil in accordance with this requirement and staining occurs, the Contractor will be required to renew affected materials to the CA's entire satisfaction.	Item		
E	BLM British Lead (www.britishlead.co.uk) provide on site support services. Allow here for 2nr site visits with written reports at stages to be determined by the CA to ensure the necessary compliance for non-standard detailing.	Item		
5.5	<u>Associated Works</u>			
5.5.1	<u>Plant - Roof 1</u>			
A	Remove all timber support/base plates (NBS G20/311) to plant and clear away. Supply and install neatly formed WFP ply plates to suit dimensions laid over new felt cap sheet. Allow for temporary support to facilitate the works.	Item		
B	Provisionally: Allow here for the survey and installation of appropriately sized "Big-Foot" or other propriety plant support system to the roof plant. Allow for all temporary support to facilitate the works.	Prov Item		
5.5.2	<u>Water Tank - Roof 1</u>			
A	Water tank to Roof 1 may be leaking. Clean down tank for joint inspection with the CA.	Item		
B	Allow to drain down, decommission and clear away the tank. Supply and install new tank and connections to existing locations. Charge tank and cover to match the existing in all respects and liaise with UCL over legionella and other appropriate water testing prior.	Item		
5.6	<u>Replacement Lead - Roof 1 (Over Staircase to West End)</u>			

Total Carried Forward £ P

Item no.	Description	Unit	£	P
A	Note: The following works apply to the overcovered section of lead below the water tanks and as highlighted on the accompanying drawings.	Note		
B	Take up and clear away felt covering and also presumed lead finish, wood core rolls and underlay beneath. Prepare all retained boards ready to receive	Item		
C	Provisionally: Allow to cut out and replace all timber boarding with new tanalised softwood timber (NBS K20/220) to match the existing in all respects.	Prov Item		
D	Supply and lay new Code 7 lead sheet over new geotextile underlay complete with new wood core rolls to original locations (NBS H71/110). Allow for lifting, adapting and dressing surrounding leadwork with the new to ensure watertight finish. Include for all drips, splash laps, under/overcloaks and roll	Item		
E	Include here for the supply and replacement of the associated cover flashing to the east end parapet wall with new Code 6 leadwork with all associated wedges, clips and overlaps in reformed chase all as described elsewhere. (NBS H71/420).	Item		
F	Include for adjusting an temporarily adapting existing steel supports to facilitate the works. securely refix in existing locations on completion.	Item		
5.7	<u>Replacement Lead and Deck- Roof 1 (East End)</u>			
A	Note: The following works apply to the uncovered cowl and are required to reinstate the deck finish to lay over 2nr roof joist positions.	Item		
B	Take up and clear away lead finish, wood core rolls and underlay beneath. Prepare all retained boards ready to receive new.	Item		
C	Provisionally: Allow to cut out and replace all timber boarding with new tanalised softwood timber to match the existing in all respects (NBS K20/220).	Prov Item		
D	Supply and lay new Code 7 lead sheet over new geotextile underlay complete with new wood core rolls to original locations (NBS H71/110). Allow for lifting, adapting and dressing surrounding leadwork with the new to ensure watertight finish. Include for all drips, splash laps, under/overcloaks and roll end details etc.	Item		
5.8	<u>Overhaul Cover Flashings - Roof 1</u>			
A	Carefully remove and set aside all existing leadwork to all parapet cover flashings. Rake out and prepare all chases to brickwork and stonework details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/DPC/mortar.	Item		
B	Reinstate cover flashings wedged and mortared/sealed. Include for the renewal of all clips and fixings. Allow for all side laps, splash laps and clips. (NBS H71/420)	Item		
C	Provisionally: Allow here for the shortfall of Code 6 lead cover flashings to NBS H71/420. For estimating purposes only allow for 25LM.	Prov Item		
5.9	<u>Replacement Cover Flashings - Roof 1 (Provisional Works)</u>			
5.9.1	General			

Total Carried Forward £ P

Item no.	Description	Unit	£	P
A	Carefully take up and clear away all lead details to parapet flashings. Rake out and prepare all chases to brickwork and stonework details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/dpc/mortar.	Prov Item		
B	Supply and dress Code 6 lead cover flashing to existing chases. Lead to be lead wedged into chases mortared/sealed into the chase. Allow for all side laps, splash laps and clips. (NBS H71/420)	Prov Item		
5.9.2	New Chases to Parapets			
A	Rake out and prepare all chases to brickwork details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/dpc/mortar.	Prov Item		
B	Note: The contractor's attention is drawn to the perceived restricted working areas due to width of parapets. Allow for all necessary attendances for the setting out and forming of new chases. All damaged stonework to be replaced in new units to match the existing and all costs associated therewith to be bone by the contractor.	Note		
C	Carefully cut out and prepare all chases to stonework details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/dpc/mortar.	Prov Item		
5.10	<u>Overhaul Lead Covering - Roof 1</u>			
A	Undertake joint survey with the CA and record extent of repairs required to the main lead roof covering. For estimating purposes allow to cut out and lead weld new lead repairs for the following to NBS H71/110: <ul style="list-style-type: none"> • 200nr small (100x100mm) to localised splits. • 100nr medium (200x200mm) to wood core roll ends. • 100nr medium (200x200mm). • 100nr clip replacements. 	Item		
B	Redress all leadwork, including clips and welts, to leave flush with roof surfaces.	Item		
5.11	<u>Overhaul Lead Covering - Roof 3</u>			
A	Undertake joint survey with the CA and record extent of repairs required to the main lead roof covering.	Item		
B	Allow the provisional sum of £500 for further repairs works to be identified by the CA.	Prov Sum	500	
5.12	<u>Overhaul Lead Covering - Roof 4</u>			
A	Undertake joint survey with the CA and record extent of repairs required to the main lead roof covering. For estimating purposes allow to cut out and lead weld new lead repairs for the following to NBS H71/110: <ul style="list-style-type: none"> • 50nr small (100x100mm) to localised splits. • 50nr medium (200x200mm) to wood core roll ends. • 50nr clip replacements. 	Item		
B	Redress all leadwork, including clips and welts, to leave flush with roof surfaces.	Item		
5.13	<u>Overhaul Lead Covering - Roof 5</u>			

Total Carried Forward £ P

Item no.	Description	Unit	£	P
A	Undertake joint survey with the CA and record extent of repairs required to the main lead roof covering. For estimating purposes allow to cut out and lead weld new lead repairs for the following to NBS H71/110: <ul style="list-style-type: none"> • 50nr small (100x100mm) to localised splits. • 50nr medium (200x200mm) to wood core roll ends. • 50nr clip replacements. 	Item		
B	Redress all leadwork, including clips and welts, to leave flush with roof surfaces.	Item		
5.14	<u>Replacement Lead Covering - Roof 5</u>			
5.14.1	Leadwork			
A	Note: The areas are as highlighted on the accompanying drawings.	Item		
B	Carefully take up and remove existing roof coverings including lead, wood core rolls, fixings and underlays and clear away. Denail all sarking boards. Prepare sarking boards ready to receive new overlay.	Item		
C	Provisionally: Allow to cut out and replace new timber sarking with new tanalised softwood boards (NBS K20/220) to match the existing in all respects. Extent of replacements to be agreed with the CA. For estimating purposes only allow for total of 20nr boards at nominal 1.2LM.	Prov Item		
D	Provisionally: Allow for the careful still saw of timber nib/upstand details to framing supporting glazed units ready to receive new replacement units. Timber to be neatly sawn and planed ready to receive new installations.	Prov Item		
E	Supply and dress new Code 8 lead (NBS H71/110) on new geo-textile underlay (NBS H71/645) complete with all splash laps, under/overcloaks, cover laps, welts, drips, rolls, clips, welding and boss works, fixings and the like all to suit existing profile. Lead to be a maximum of 2.250m in length with maximum 0.750m spacing on joints and 100mm laps to abutments with box gutter.	Item		
F	Include for the removal and clearing away of existing lead details to glazing to the main dome to enable replacement of glazing. Supply and dress new Code 6 details to glazing bars/wood rolls to dome glazing to NBS H71/110.	Item		
G	Include for all kerb/upstand details to rooflights, roof lanterns and glazed sections with associated internal works to NBS G20/210/311).	Item		
H	Allow for lifting, adapting and dressing surrounding leadwork and glazing with the new to ensure watertight finish.	Item		
I	Provisionally: To lead capped crown to the rotunda allow to take off, clear away and prepare underlying sarking all as described above. Supply and reclad in Code 8 lead all to H71/110 and as described elsewhere.	Item		
J	Provisionally: Include also for the lifting, setting and aside and or the secure refixing of GRP lining and metal fixing brackets.	Prov Item		
K	Allow the further provisional sum of £2,000 for replacement metal fixing brackets and associated repairs.	Prov Sum	2000	
5.14.2	Mansafe Installation			
			Total Carried Forward £	P

Item no.	Description	Unit	£	P
A	Allow here for the liaison and attendance by incumbent mansafe installer/certifier (Checkmate Lifting and Safety Ltd) for the lifting and adaptations to the installation to enable the recovering of the roofs.	Item		
B	Allow here additional for the provisional sum of £15,000 for the design and installation of replacement mansafe system to be undertaken by the incumbent contractor.	Prov Sum	15000	
C	Include also for the liaison with said contractor for the installation of new mansafe system. Allow for all necessary attendances and adaptations/reinstatement of details to facilitate the works.	Item		
5.15	<u>Replacement Lead Covering - Dormer to Roof 5 (RL11)</u>			
A	Take up and clear away lead finish, wood core rolls and underlay beneath. Prepare all retained boards ready to receive new.	Item		
B	Supply and dress new Code 7 dormer tops to NBS H71/150 on geotextile underlay, complete with all welt and boss details. Include for wood core rolls and splash laps as necessary.	Item		
C	In additional to the above, include for the removal and provision of new Code 6 leadwork on previously described underlay to dormer cheeks (NBS H71/150), complete with all jamb and soffit linings and cill weatherings (NBS G20/210/311), and all welts, drips, rolls, welding and boss works, fixings and the like.	Item		
D	Allow for lifting, adapting and dressing surrounding leadwork and glazing with the new to ensure watertight finish.	Item		
5.16	<u>Overhaul Lead Covering - Roof 6</u>			
A	Undertake joint survey with the CA and record extent of repairs required to the main lead roof covering. For estimating purposes allow to cut out and lead weld new lead repairs for the following to NBS H71/110: <ul style="list-style-type: none"> • 75nr small (100x100mm) to localised splits. • 75nr medium (200x200mm) to wood core roll ends. • 75nr clip replacements. 	Item		
B	Redress all leadwork, including clips and welts, to leave flush with roof surfaces.	Item		
5.17	<u>Overhaul Lead Covering - Roof 7</u>			
A	Undertake joint survey with the CA and record extent of repairs required to the main lead roof covering. For estimating purposes allow to cut out and lead weld new lead repairs for the following to NBS H71/110: <ul style="list-style-type: none"> • 50nr small (100x100mm) to localised splits. • 50nr medium (200x200mm) to wood core roll ends. • 50nr clip replacements. 	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.18	<u>Replacement Secret Gutters - Roofs 4, 6 & 7</u>			
5.18.1	General			
A	Carefully take up and clear away all lead details, underlays and the like. Retain all existing drips. Prepare presumed timber boarding ready to receive new details. Rake out and prepare all chases to brickwork, stonework and window cill details and other abutments to form minimum square chase of 25mm.	Item		
B	Allow here separately for the removal of presumed asphalt/turnerised finish to the gutters.	Item		
C	Provisionally: Allow to cut out, clear away, prepare and replace ALL timber boarding with new tanalised softwood timber to match the existing in all respects. (NBS K20/220).	Prov Item		
D	Supply and dress Code 7 lead to the gutters complete with splash laps, drips, and over/undercloaks and clips to NBS H71/110/200. New leadwork to provide maximum upstand of 300mm and overlapping at least 100mm.	Item		
E	Supply and dress Code 5 lead cover flashing (maximum length 1.000mm) to existing chases to NBS H71/420. Lead to be lead wedged into chases mortared/sealed into the chase. Allow for all side laps, splash laps and clips. Include also for all necessary neoprene movement joints to accommodate existing drip locations.	Item		
F	Supply and dress Code 5 lead cover flashing (maximum length 1.000mm) to existing chases of clerestory window cill details. Lead to be lead wedged into chases mortared/sealed into the chase. Allow for all side laps, splash laps and clips. NBS H71/420.	Item		
G	Supply and dress Code 5 lead to all rainwater catch pits to include for outlet/pipe to be dressed into the existing internal downpipes. Include for all necessary cutting and welding. NBS H71/420.	Item		
5.18.2	New Chases to Parapets			
A	Rake out and prepare all chases to brickwork details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/dpc/mortar.	Prov Item		
B	Note: The contractor's attention is drawn to the perceived restricted working areas due to width of parapets. Allow for all necessary attendances for the setting out and forming of new chases. All damaged stonework to be replaced in new units to match the existing and all costs associated therewith to be borne by the contractor.	Note		
C	Carefully cut out and prepare all chases to stonework details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/dpc/mortar.	Prov Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.19	<u>Replacement Secret Gutters - Roof 5</u>			
5.19.1	General			
A	Carefully take up and clear away all lead details, underlays and the like. Retain all existing drips. Prepare presumed timber boarding ready to receive new details. Rake out and prepare all chases to brickwork, stonework and window cill details and other abutments to form minimum square chase of 25mm.	Item		
B	Allow here separately for the removal of presumed asphalt/turnerised finish to the gutters.	Item		
C	Provisionally: Allow to cut out, clear away, prepare and replace ALL timber boarding with new tanalised softwood timber to match the existing in all respects to NBS K20/220.	Prov Item		
D	Supply and dress Code 7 lead to the gutters complete with splash laps, drips, and over/undercloaks and clips to NBS H71/110/200. New leadwork to provide maximum upstand of 300mm and overlapping at least 100mm. Include also for all necessary neoprene movement joints to accommodate existing drip locations.	Item		
E	Supply and dress Code 5 lead cover flashing (maximum length 1.000mm) to existing chases and window cill details. Lead to be lead wedged into chases mortared/sealed into the chase. Allow for all side laps, splash laps and clips. NBS H71/420.	Item		
F	Supply and dress Code 5 lead to all rainwater catch pits to include for outlet/pipe to be dressed into the existing internal downpipes to NBS H71/420. Include for all necessary cutting and welding.	Item		
5.19.2	New Chases to Parapets			
A	Note: The contractor's attention is drawn to the perceived restricted working areas due to width of parapets. Allow for all necessary attendances for the setting out and forming of new chases. All damaged stonework to be replaced in new units to match the existing and all costs associated therewith to be bone by the contractor.	Note		
B	Carefully cut out and prepare all chases to stonework details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/dpc/mortar.	Prov Item		
5.20	<u>Replacement Leadwork - Roofs 8-13</u>			
5.20.1	Removal			
A	Carefully take up and remove existing roof coverings including lead, wood core rolls, fixings and underlays and clear away. Denail all sarking boards. Prepare sarking boards ready to receive new overlay.	Item		
5.20.2	Verge Detail			
A	Supply and dress Code 5 flashings to flat roof verges (maximum length 1.000m) with 100mm end to end laps, welted to back edge, and turned into gutters by 60mm. NBS H71/420.	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.20.3	Parapets/Gutters			
A	Provisionally: Rake out existing mortar joints to all abutments including parapets and abutments to a minimum depth of 25mm and provide and fix new Code 5 stepped lead flashings, lead wedged and mortared 25mm into brickwork and dressed down over upstands of soakers using lead tacks at 750mm centres to hold down lower edges. NBS H71/420.	Prov Item		
B	Provisionally: Provide and fix new Code 4 lead soakers at junctions of all abutments and parapets. Soakers to be nominal 200mm wide x length of slate (125mm under slate and 75mm upstand) to each slate. NBS H71/440.	Prov Item		
C	Supply and dress Code 7 lead to the gutters complete with splash laps, drips, and over/undercloaks to NBS H71/110. New leadwork to provide minimum upstand of 100mm and overlapping at least 75mm, with lead to roof slope extending to between roof tilt fillet and first batten and overlapping at least 75mm all as described.	Item		
D	Supply and dress Code 5 lead cover flashing (maximum length 1.000mm) to conceal asphalt upstand using nominal 250 mm girth leadwork and timber fillet. Include for Code 5 lead chutes to parapet outlets to be neatly dressed over hopper and lead "wings" chased into brickwork. Allow for all side laps, splash laps and clips. NBS H71/420.	Item		
E	Provisionally: Allow to replace sarking boards to NBS K20/220. All boards to match the original in depth, width, profile and timber species. Denail rafters and prepare to receive new. Supply and nail fix new sarking replacements. For estimating purposes allow for total 25LM.	Prov Item		
5.20.4	Deep Sided Roof Slopes			
A	Supply and dress Code 7 leadwork (NBS H71/110) to deep sided/barn-hip roof slopes, welted and clipped with hollow roll-laps and standard roll-laps. Laps to be nominal 150mm. Allow for all necessary fixings, undercloaks and clips. Further include for 150mm Code 6 cover flashings to apex/verge details, welted and clipped together with 150mm Code 7 downstands to parapet walls, welted and clipped. NBS H71/420.	Item		
B	Include for the supply and fixing of all tanalised softwood rolls to hips and slopes.	Item		
C	Provisionally: Allow to replace sarking boards to NBS K20.220. All boards to match the original in depth, width, profile and timber species. Denail rafters and prepare to receive new. Supply and nail fix new sarking replacements. For estimating purposes allow for total 25LM.	Prov Item		
5.20.5	Pitched Lead to Glazed Lights			
A	To locations shown, and to existing in all respects, following associated works to provide insulation ventilation, supply and dress Code 7 new hip rolls with hollow roll-laps as necessary to NBS H71/310/315. Ensure nominal 150mm cover flashing to glazed sections and laps of 150mm. Include for Code 4 hip roll soakers. Allow for all necessary fixing details, and clips.	Item		
B	Allow here for replacement solid wood core rolls to ridge and apex to receive new lead details.	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
C	Supply and dress Code 6 cover flashing (NBS H71/420) to upper and lower glazing details. Max. length 1.5m. Ensure flashings extend and turn around upper and lower horizontal glazing bars. Refer to The Standard Patent Glazing details in Appendix D.	Item		
5.21	<u>Copper Roofs</u>			
5.21.1	<u>General</u>			
A	All replacement copper sheet to be "phosphorous deoxidised non-arsenical" and confirm to BS EN 1172:1997 of "Cu-DHP" and CW024A.	Note		
B	Copper thickness to be 0.7mm and (SWG) gauge 22. Copper temper to be R220 (soft) to enable sheet to accommodate thermal movement.	Note		
5.21.2	<u>The Works</u>			
A	Wash down copper lining of using soft brushes and clean water to remove environmental pollution and accumulated dirt and leave clean. Acid solutions are strictly prohibited. • Roofs to Front Basement Moat • Roof 2	Item		
B	Allow the provisional sum of £2,000 for further repairs works to be identified by the CA. NBS H73.	Prov Sum	2000	
5.22	<u>Repairs of Asphalt Roofs - Roofs 9, 10 & 12</u>			
A	Thoroughly jet wash and brush clean all roofs for inspection by the CA to determine extent of repairs.	Item		
B	Carefully cut out existing and form new 2 coat roofing grade asphalt details as required and apply high bond primer prior to forming replacement details (upstands, kerbs, skirtings etc). NBS J21/740/750. • All kerbs, skirtings and upstands. • All nosings to verges.	Item		
C	Allow to cut out all splits and cracks in asphalt surface and patch repair in roofing grade mastic asphalt 20mm thick in 2 coat work laid to break joint. NBS J21/740/750. • Allow 25nr small areas up to 0.25m2 • Allow 25nr small areas up to 0.5m2	Item		
D	Heat, rework and reform all asphalt surfaces trowelled to level smooth finish. Apply sand rub on completion. NBS J21/455. • All asphalt areas to leave free of splits and fissures and bubbling.	Item		
E	Provisionally: Prepare and apply two coats minimum application of grey (TBC) solar reflective paint to all asphalt to manufacturer's recommendations. NBS J21/495.	Prov Item		
5.23	<u>Recovering of Pitched Roofs (Roofs 9, 11 & 13)</u>			
5.23.1	<u>General</u>			
A	Carefully take down and remove existing roof coverings including slates, lead and underlays and clear away. Set aside slates for re-use. Denail all rafters/sarking boards. Prepare sarking boards ready to receive new overlay.	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.23.2	Slating			
A	Allow to renew ALL valley and eaves boards with 18mm WBP or marine plywood complete with tanalised softwood noggins. NBS G20/270/311.	Item		
B	Recover roofs with set-aside slates, assuming 50% shortfall, allowing for all special and cut slates to junctions, ridges, verges, valleys etc. Note: Half slates will not be accepted to verges. NBS H62/105.	Item		
C	Provisionally: Allow here for assumed 100% shortfall. Slates to be Westmorland Green and to match the existing in size, quality, colour and texture as the original and to be quarried from the British Isles. Certification of purchase and statement of suitability from the quarry to be handed to the CA to enable payment certification to be released at the appropriate Due Dates. Note: Half slates will not be accepted to verges. NBS H62/105.	Prov Item		
D	Provisionally: Allow to replace sarking boards to NBS K20/220. All boards to match the original in depth, width, profile and timber species. Denail rafters and prepare to receive new. Supply and nail fix new sarking replacements. For estimating purposes allow for total 25LM.	Prov Item		
5.24	<u>Single Ply Roof - Flat Roof Between Roofs 13 & 14</u>			
A	Wash down single ply roof using soft brushes and clean water to remove environmental pollution and accumulated dirt and leave clean. Acid solutions are strictly prohibited.	Item		
B	Undertake joint surveys with the CA and record extent of repairs required to the main lead roof covering.	Item		
C	Allow the provisional sum of £2,000 for works to be identified with the CA.	Prov Sum	2000	
5.25	<u>Kalzip Roofs - Roofs 8 & 14</u>			
A	Wash down linings using soft brushes and clean water to remove environmental pollution and accumulated dirt and leave clean. Acid solutions are strictly prohibited.	Item		
B	Undertake joint surveys with the CA and record extent of repairs required to the main lead roof covering.	Item		
C	Allow the provisional sum of £1,000 per roof for works to be identified with the CA.	Prov Sum	2000	
5.26	<u>Glazed Roof - Roof 15</u>			
A	Lift, set aside and reinstate grilles to glazed roof/screens to facilitate inspection by the CA.	Item		
B	Wash down glazing using soft brushes and clean water to remove environmental pollution and accumulated dirt and leave clean. Acid solutions are strictly prohibited.	Item		
C	Undertake joint surveys with the CA and record extent of repairs required to the main lead roof covering.	Item		
D	Allow the provisional sum of £20,000 for works to be identified with the CA.	Prov Sum	20000	

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.27	<u>Flat Roof - Roof 16</u>			
A	Wash down single ply roof using soft brushes and clean water to remove environmental pollution and accumulated dirt and leave clean. Acid solutions are strictly prohibited.	Item		
B	Allow the provisional sum of £1,000 for works to be identified with the CA.	Prov Sum	1000	
5.28	<u>Single Ply Roof - Flat Roof Between Roofs 16 & 17 (accessed via Stairs)</u>			
A	Take up and clear away promenade tiles form the roof.	Item		
B	Wash down single ply roof using soft brushes and clean water to remove environmental pollution and accumulated dirt and leave clean. Acid solutions are strictly prohibited.	Item		
C	Undertake joint surveys with the CA and record extent of repairs required to the main lead roof covering.	Item		
D	Allow the provisional sum of £2,000 for works to be identified with the CA.	Prov Sum	2000	
5.29	<u>Fascias</u>			
A	Take off and clear away existing fascias and supply and screw-fix treated softwood fascia board (sized to suit circumstances) including mitres, fixing, jointing, primed all round. Leave ready for decoration. NBS P20/110. • Roof 1 • Roof 4 • Roof 7 • Roofs 8-13 • Roof 17	Item		
5.30	<u>Rainwater Goods</u>			
5.30.1	<u>CCTV Survey</u>			
A	Provide lump sum quotation to undertake CCTV examination of the rain water drainage from a specialist contractor to identify the type and location. Full written survey with annotated report detailing positions, type, gradient and condition of drainage to be provided during the first week of the contract. Survey to include all internal downpipes.	Item		
B	Adequately protect existing live drains and maintain normal flow during the works and other above and underground services.	Item		
C	Allow for high pressure water jetting of the existing drainage to remove all obstructions and for employing all necessary apparatus and equipment to remove blockages, roots etc.	Item		
D	Allow the provisional sum of £5,000 for repairs to be expended by the CA.	Prov Sum	5000	

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.30.2	Cast Iron Replacement			
A	Carefully take down and clear away all existing cast iron rainwater gutters and downpipes and fixings to all elevations ensuring temporary diversion of rainwater during the works. • Roof 1 • Roof 4 • Roof 7	Item		
B	Supply and fit new Alumasc Apex Heritage Victorian Ogee/Moulded cast-iron rainwater gutters and downpipes, diameters sized to suit each individual roof discharge area to NBS R10/315/375. All profiled to match the existing and securely screwed to fascia boards, laid to falls. Allow for all purpose made connections, collars, brackets, and details to each downpipe, with downpipes to be plugged and screwed to new positions. • Roof 1 • Roof 4 • Roof 7	Item		
C	Allow here additionally for carefully taking down, setting aside and refitting existing installation to Roof 17, all as described above to NBS R10.	Item		
D	Cold caulk all joints and undertake water test in the presence of the CA to ensure installation in full working order. Flush through system and leave	Item		
E	Provide and install new galvanised wire balloon guards to all rainwater pipes, waste pipes and soil and vent pipes.	Item		
5.30.3	Cast Iron Repair - Rear Elevation			
A	Overhaul and clean through all remaining rainwater and surface drainage goods to leave in full leak-free working order. Ensure levels are appropriate and re-align where necessary with new screw fixings.	Item		
B	Rake out and recaulk all connections.	Item		
C	Undertake water test in the presence of the CA to ensure installation in full working order. Flush through system and leave clean.	Item		
D	Include to inspect all brackets and fixings for integrity. Replace all rusting fittings, collars, brackets and the like. For estimating purposes only allow for the following replacements to be confirmed by the CA once on site: • 10nr cast-iron brackets to SVPs • 20nr cast iron brackets to rainwater goods • 10nr cast-iron collars to SVPs • 20nr cast-iron collars to rainwater goods	Item		
5.31	Stone and Brickwork Repairs			
5.31.1	General			
A	The quantity of stone and brickwork replacements together with all repointing described below is to assist with estimating purposes. The contractor is to allow for all attendances and materials to provide up to 3nr samples of each type of replacement/repair for approval by both the CA and the Conservation Officer. All samples to be suitable cured to enable selection. Include for all time allowances to ensure the satisfactory completion of the works.	Note		
5.32	Chimneys			
		Total Carried Forward	£	P

Item no.	Description	Unit	£	P
5.32.1	Rebuild			
A	<p>Identify open fires and/or ventilated chimney breasts and provide all appropriate protection to prevent the spread of dust and debris during the works. Remove on completion and make good affected areas. Carefully take down, clean and set-aside brickwork for re-use, clear out bed joints and supply and rebuild brickwork to NBS C41/320, toothed and bonded into surrounding, bedded and pointed (slight recess 3-5mm TBC) in sulphate resistant Portland cement and hydrated lime gauged mortar 1:½ : 4½ with additive to NBS C41/820. Include for provision of new slate DPCs sufficiently lapped and bedded between brickwork to NBS C45/230. Clean and set aside pots for re-use. New brickwork to match the existing in colour, size, texture and profile. Renew flaunchings in new 1:4 sand and cement built up in layers/coats as necessary to match existing profiles and forms. Re-bed chimney pots as necessary.</p> <ul style="list-style-type: none"> • CS 2 (entire stack) • CS 10 (entire stack. Include to set aside, clean and reinstate cast-iron vents) 	Item		
5.32.2	Rendering			
A	<p>Carefully hack off render to back to brickwork, rake out all joints to brickwork to depth of 12mm, clean and dampen. Re-render in sulphate resistant Portland cement, lime and sand gauged mortar 1:1:5-6 up to 3 coats to match existing. Finish to render is to match the existing and is to be left ready to receive decoration. NBS M20/110 smooth finish and NBS M20/120 roughcast finish.</p> <ul style="list-style-type: none"> • CS 6 • CS 7 • CS 10 (following rebuild) 	Item		
5.32.3	Repointing			
A	<p>Hack out defective pointing to chimney stacks (above roof level) to a depth of 25 mm, prepare and re-point in sulphate resistant Portland cement and hydrated lime gauged mortar 1: ½ : 4½ with additive, pointed with slight recess of 3-5mm TBC. Ensure sequence of pointing follows opposing faces with two days between each face, where full repointing is required.</p> <ul style="list-style-type: none"> • CS 1 (6m2) • CS 3 (1m2) • CS 4 (10m2) • CS 6 (1m2) • CS 7 (1m2) • CS 8 (1m2) • CS 9 (prov. 1m2) • CS 11 (1m2) • CS 12 (4m2) 	Item		
B	Provisionally: Allow further 10m2 to be directed by the CA.	Prov Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.32.4	Brick Repairs			
A	Carefully cut out damaged brickwork, clear out bed joints and supply and form new brickwork to NBS C41/365, toothed and bonded into surrounding, bedded and pointed (slight recess 3-5mm TBC) in sulphate resistant Portland cement and hydrated lime gauged mortar 1:½ : 4½ with additive to NBS C41/810. New brickwork to match the existing in colour, size, texture and profile. • CS 4 (5nr spalled and 1LM (vertical) to fracture)	Item		
B	Provisionally: Allow further 20nr to be directed by the CA.	Prov Item		
5.32.5	Vent Replacement			
A	Carefully cut out and clear away cast-iron vent grilles to chimney stacks. Supply and install new factory-finished cast-iron replacements to match the existing in all respects. Include for all lugs and the adjustments to brickwork (as described elsewhere) to facilitate the works. Samples to be issued to the CA for approval. • CS 1 (1nr) • CS 9 (2nr) • CS 11 (1nr) • CS 12 (1nr)	Item		
B	Provisionally: Allow for further 6nr vents to be identified by the CA.	Prov Item		
5.32.6	Flaunchings			
A	Hack off all weathered, defective and spalled flaunchings and renew flaunchings in new 1:4 sand and cement built up in layers/coats as necessary to match existing profiles and forms. Allow to re-bed any loose chimney pots as necessary. Include for the preparation, priming and application of the above to missing flaunching. • Provisionally: 2nr stacks	Prov Item		
5.32.7	Renew Pots			
A	Renew chimney pots to match existing period items with either new replacements or second hand replacements all to match existing. Allow for all access and work and materials in connection with this item. • CS 2 (cast iron - note, existing thought to be ACM. Refer to Section 3.)	Item		
5.32.8	Ornate Stone Copings - Replacement			
A	Carefully remove and clear away stone coping. Allow for the templating, moulding and casting of new solid Portland stone replacement to NBS C41/340 to match the original/surrounding in all respects ensuring sufficient projection to brickwork with associated anti-capillary grooves. Rebed new coping on 1:1:6 gauged mortar as NBS C41/810. • CS 7 • CS 8 • CS 12	Item		
5.32.9	Lead Flashings			
A	Carefully take up and clear away all lead details. Rake out and prepare all chases to brickwork and stonework details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/dpc/mortar.	Prov Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
B	Supply and dress Code 5 lead cover flashing to existing chases. Lead to be lead wedged into chases mortared/sealed into the chase. Allow for all side laps, splash laps and clips. NBS H71/420. <ul style="list-style-type: none"> • CS 7 • CS 8 	Prov Item		
C	Carefully remove and set aside all existing leadwork to cover flashings. Rake out and prepare all chases to brickwork and stonework details and other abutments to form minimum square chase of 35mm to ensure sufficient detailing between lead/mortar/DPC/mortar. Reinstall cover flashings wedged and mortared/sealed to NBS H71/420. Include for the renewal of all clips and fixings. Allow for all side laps, splash laps and clips. <ul style="list-style-type: none"> • CS 3 	Item		
5.32.1	Lead Cappings			
0				
A	Carefully remove existing lead capping and clear away. Prepare surface ready to receive new. Supply and neatly dress Code 5 capping detail with minimum 150mm cover. Allow for all side laps and clips. NBS H71/420. <ul style="list-style-type: none"> • CS 3 	Item		
5.33	Parapets			
5.33.1	Repointing - Roofs 8-13			
A	Hack out defective pointing to parapets and soldier courses to a depth of 12mm, prepare and re-point in gauged mortar 1:1:6, pointed up to match existing to NBS C41/810. <ul style="list-style-type: none"> • Roofs 8-13. Allow provisional allowance of 20m2 to upper areas as agreed with the CA. Works facing access yard. 	Item		
B	Provisionally: Allow further 10m2 to be directed by the CA.	Prov Item		
5.33.2	Rendering			
A	Carefully hack off render to back to brickwork, rake out all joints to brickwork to depth of 12mm, clean and dampen. Re-render in sulphate resistant Portland cement, lime and sand gauged mortar 1:1:5-6 up to 3 coats to match existing. Finish to render is to match the existing. NBS M20/110/120. <ul style="list-style-type: none"> • Roof 1 (to west end 5m2). • Roof 1 (existing areas between CS 6 and CS 7). • Roof 4 (10m2). • Roof 7 (8m2). • Roofs 8-13 (20m2). 	Item		
B	Allow to remove, set aside and refix ladder to Roof 1 to enable the works.	Item		
C	Provisionally: Allow further 10m2 to be directed by the CA.	Prov Item		
5.34	Coping Stones to Parapets			
5.34.1	Repoint			
A	Carefully rake out (hand tools) pointing to a minimum depth of 30mm, prepare and repoint in gauge 1:1:3:10-12 cement/stone dust/lime/sharp sand mortar to match the existing to NBS C41/810. <ul style="list-style-type: none"> • Roof 1 - all areas that have received mastic and/or flashband repairs. Allow 50nr. 	Item		
		Total Carried Forward	£	P

Item no.	Description	Unit	£	P
B	Additionally allow here also for: <ul style="list-style-type: none"> • Remaining to Roof 1. • All to Roof 4. • All to Roof 5. • All to Roof 7. 			
5.34.2	Rebed - Provisional Works			
A	Undertake joint inspection with the CA to determine condition of stone	Item		
B	Provisionally: Carefully take up, clean and set aside stone copings. Clean off brickwork, and rebed and point copings with flush joint on 1:1:6 gauged mortar to NBS C41/820. Ensure sufficient mortar between brick/flashing/DPC/stonework. Replacement DPC as NBS C45/230. Copings to finish level with surrounding. For estimating purposes allow for the following works: <ul style="list-style-type: none"> • Roof 1 (100%). • Roof 4 (100%). • Roof 5 (100%). • Roof 7 (100%). 	Prov Item		
5.34.3	Replace - Front Basement			
A	Provisionally: Carefully take up and clear away all York stone copings to between Rooms B94 & B91.	Item		
B	Supply and bed, as described above, new carved York stone copings, sized and profiled to match the surrounding ensure sufficient projection to brickwork to NBS C41/240.	Item		
5.35	<u>Metal Staircase & Ramp - Roof 2</u>			
A	Allow for all lifting equipment, hoists, propping and support mechanisms, materials, fixings, and attendance and the like for the safe removal, temporary support of staircase and ramp, and insertion of new details.	Item		
B	All replacement treads, plates, balustrades and bearers and columns to match the original (i.e. not durbar replacement) in design, material and appearance, that is in all respects.	Item		
C	Where works are for replacement balustrades, allow for the removal of handrails, fixings and the like, and for their full re-instatement. That is, all works considered necessary to undertake the works.	Item		
D	Allow for the following to be confirmed with the CA to NBS L37/650: <ul style="list-style-type: none"> • Lift, set aside and refix all plates for inspection and decoration. Replace all fixings. • Replace 4nr treads. • Replace 2nr plates. • Carefully remove, set aside, undertake specialist repairs and replace 2nr balustrades. 	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.36	<u>Associated Works (NBS Clause N16)</u>			
5.36.1	<u>Pigeon Exclusion Netting</u>			
A	Carefully taken down existing netting and clear away. Prior to removal record locations of netting in the attendance of the CA. Supply and fit new proprietary nominal 50mm polymer treated netting with ultra-violet resistive coating, complete with all appropriate stainless steel bearer wires and strainers in accordance with manufacturer's recommendations to existing locations. NBS N16/110. <ul style="list-style-type: none"> • Roof 4 box gutter • Roof 5 coronet 	Item		
5.37	<u>Dome - Internal Works to Below Roof 5</u>			
A	Undertake joint inspection with the CA to determine condition and extent of repairs to dome timbers. Attendance for opening up to be provided.	Item		
B	Provisionally: Allow to replace sarking boards to underside of the dome. All boards to match the original in depth, width, profile and timber species to NBS K20/220. Denail rafters and prepare to receive new. Supply and nail fix new sarking replacements to be fitted between joist/rafter spans: <ul style="list-style-type: none"> • Replacement 20nr, nominal 0.5LM • Replacement 20nr, nominal 1.0LM • Replacement 20nr, nominal 1.5LM • Replace 2nr plates. • Carefully remove, set aside, undertake specialist repairs and replace 2nr balustrades. 	Prov Item		
C	Provisionally: Allow to replace timber framing to glazing reveals. All framing to match the original in depth, width, profile and timber species, to be tenoned, dowelled and wedged to NBS G20/210. Allow for the associated careful removal and reinstatement of sarking board to facilitate the works. <ul style="list-style-type: none"> • Replacement 5nr, nominal 1.5LM • Replacement 5nr, nominal 2.0LM • Replacement 5nr, nominal 2.5LM 	Prov Item		
D	Provisionally: Allow to replace timber framing noggins/trimmers to glazing reveals. All framing to match the original in depth, width, profile and timber species, to be tenoned, dowelled and wedged to NBS G20/210. Allow for the associated careful removal and reinstatement of sarking board to facilitate the works. <ul style="list-style-type: none"> • Replacement 10nr, nominal 0.6LM • Replace 2nr plates. • Carefully remove, set aside, undertake specialist repairs and replace 2nr balustrades. 	Prov Item		
E	Provisionally: Carefully cut out decayed section of timber frames/trimmers to sound wood. Piece in new timber inset replacements to match dimensions and profile, glued and pinned to NBS G20/210/270. Note: Resin repair works included in Section 7 - Window Repairs. <ul style="list-style-type: none"> • 10nr nominal 100mm x 50mm • 10nr nominal 150mm x 50mm • 10nr nominal 200mm x 50mm • 10nr nominal 200mm x 75mm 	Prov Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
5.38	<u>Copper Roofs - Roof 17 (Provisional)</u>			
5.38.1	General			
A	Take full dimensions and details of all joints (lateral and longitudinal) and spacing of the existing sheeting and record on a drawing and submit to the CA for record purposes prior to removing any cladding. Support with photographs	Prov Item		
B	All replacement copper sheet to be "phosphorous deoxidised non-arsenical" and confirm to BS EN 1172:1997 of "Cu-DHP" and CW024A and all works in strict accordance with the CDA and NBS H73/110.	Prov Item		
C	Copper thickness to be 0.7mm and (SWG) gauge 22. Copper temper to be R220 (soft) to enable sheet to accommodate thermal movement.	Prov Item		
D	Notify the CA where bay sizes will exceed 600mm wide and/or 1800mm long. Longitudinal joints to match the original. Where details are unknown allow for "batten rolls".	Prov Item		
E	Include for all fixed clips at nominal 300mm centres and continuous fixing strips. All nail fixings to be annular ring-shanked at 100mm staggered joints.	Prov Item		
5.38.2	The Works			
A	Take up and clear away copper sheet finish, seams, flashings and undercloaks, clips and underlay beneath. Prepare all retained boards ready to receive new.	Prov Item		
B	Provisionally: Allow to cut out and replace all timber boarding with new tanalised softwood timber to match the existing in all respects. (NBS K20/220).	Prov Item		
C	Supply and lay new tempered copper sheet over new underlay complete with seams and sections to original locations with upstand to newly formed parapet height. Include for new tempered copper flashing details to be "wing" chased into the brickwork. Include for all drips, splash laps, under/overcloaks and seam details etc.	Prov Item		
5.39	<u>Provisional Sums</u>			
A	Allow the provisional sum of £20,000 to be expended by the CA for unforeseen works.	Prov Sum	20000	
Carried Forward to Collection				

Total Carried Forward £ P

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Part 5 Sub Total Carried to tender collection page				

Total Carried Forward £ P

Item no.	Description	Unit	£	P
	Note: Where NBS clauses are referred to these are for direction only. The contractor to refer to all other deemed necessary or inferred NBS clauses.	Note		
6.1	<u>Adaptations to Ventilation Ductwork</u>			
A	Note: The following works apply to all roof and glazed areas where ventilation ductwork currently passes through or is supported by the construction.	Note		
B	Allow here for the liaison and attendances with The CA/UCL/The Slade incumbent contractor for the coordinated disconnection, setting aside and reinstatement of affected units.	Item		
6.2	<u>Window Replacement - 2nd Floor & 2nd Floor Mezzanine Clerestory</u>			
6.2.1	General			
A	Note: The following works apply to Roofs 1, 6 and 7 and as per the Window Schedule.	Note		
B	Note: Allow for all necessary attendances to determine and agree setting out in the presence of the CA prior to final design/manufacture of installations.	Note		
C	Prior to removal of windows complete, Contractor to provide shop drawings indicating scaled sections, profiles and plans, to reflect the exact fenestration including openable sashes, mullions, transoms and beading and appearance of the windows (internally and externally).	Item		
D	Note: Approval from the conservation officer may take up to 10-weeks. Ensure shop drawings are produced in good time to receive approval and to be supplied and installed in good time.	Note		
E	Carefully take out existing windows, sashes, frames, cills and boards, packing pieces, glazing and all associated details and the like and clear away.	Item		
F	All timber to sashes, casements and beads to be in accordance with BS1186 Class 2, with frames to Class 3. All cills to be hardwood. All timber to be preservative treated by pressure impregnation. Finished windows to meet BS644: Part 1 and BS6375 Performance of Windows Parts 1 and 2. Glazing to meet BS6262 and toughened to meet Approved Document N. of the Building Regulations. All glazing to replacement windows to be internally beaded, fixed with non-setting sealant and softwood pins, and in accordance with BS5082. NBS L10/250.	Item		
G	Windows to be installed plumb and square and without twist, with proprietary cramps, packing pieces or folding wedges. All cut edges and drilled holes to be treated. Include for all propping and support to structure above during the works and the removal on completion.	Item		
H	Apply the costs for each of the clauses to the following: <ul style="list-style-type: none"> • Mezzanine to Roof 1 (WF2M-1 to 25 inclusive) • Roof 4 (WF2-1 to 11 inclusive) • Roof 7 (WF2-12 to 22 inclusive) 	Item		

Item no.	Description	Unit	£	P
6.2.2	BWIC			
A	Provisionally: To accommodate raised height of external upstands to heights shown review internal construction details with the CA. Allow for building up upstand heights with new infill timbers to be softwood tanalised, dimensions to reflect surrounding framing to NBS G20/210. External faces to receive nominal 18mm WBP ply upstands to NBS G20/311.	Prov Item		
B	Apply the costs for each of the above to the following: <ul style="list-style-type: none"> • Mezzanine to Roof 1 (WF2M-1 to 25 inclusive) - Increase cill height by nominal 150mm • Roof 4 (WF2-1 to 11 inclusive) - Increase cill height by nominal 75mm • Roof 7 (WF2-12 to 22 inclusive)) - Increase cill height by nominal 75mm 	Prov Item		
C	Provisionally: It is anticipated for the internal plaster to be of lath and plaster. Prior to commencing the following works allow for inconspicuous opening up in the presence of the CA. Allow to cut back sections of plaster to expose laths. Extend laths with new to match the existing, nail fixed to substrate, and replaster in nominal 2-coat non-hydraulic lime plaster work to NBS M20/340. Formulation of lime plaster to be determined on site. Finish to plaster is to match existing and is to be left ready to receive decoration. The Contractor is to allow for re-forming new plaster to existing shapes, curves, profiles as necessary.	Prov Item		
D	Apply the costs for each of the above to the following: <ul style="list-style-type: none"> • Mezzanine to Roof 1 (WF2M-1 to 25 inclusive) • Roof 4 (WF2-1 to 11 inclusive) • Roof 7 (WF2-12 to 22 inclusive) 	Prov Item		
6.3	<u>Replacement Timber Windows to Roof Light 11</u>			
6.3.1	Joinery			
A	Note: Allow for all necessary attendances to determine and agree setting out in the presence of the CA and architect prior to final design/manufacture of installations.	Note		
B	Prior to removal of windows complete, Contractor to provide shop drawings indicating scaled sections, profiles and plans, to reflect the exact fenestration including operable sashes, mullions, transoms and beading and appearance of the windows (internally and externally).	Item		
C	Note: Approval from the conservation officer may take up to 10-weeks. Ensure shop drawings are produced in good time to receive approval and to be supplied and installed in good time.	Note		
D	Carefully take out existing windows, sashes, frames, cills and boards, packing pieces, glazing and the like and clear away.	Item		
E	All timber to sashes, casements and beads to be in accordance with BS1186 Class 2, with frames to Class 3. All cills to be hardwood. All timber to be preservative treated by pressure impregnation. Finished windows to meet BS644: Part 1 and BS6375 Performance of Windows Parts 1 and 2. Glazing to meet BS6262 and toughened to meet Approved Document N. of the Building Regulations. All glazing to replacement windows to be internally beaded, fixed with non-setting sealant and softwood pins, and in accordance with BS5082. NBS L10/250.	Item		

Item no.	Description	Unit	£	P
F	Windows to be installed plumb and square and without twist, with proprietary cramps, packing pieces or folding wedges. All cut edges and drilled holes to be treated. Include for all propping and support to structure above during the works and the removal on completion.	Item		
6.4	<u>Window Replacement - Standard Patent Glazing Limited (Roofs 4-7)</u>			
6.4.1	General			
A	Note: The contractor is to enter into contract with Standard Patent Glazing Limited to further develop the design proposals, provide final drawings for CA and conservation officer approval, and for the full installation of the proposed works.	Note		
B	Note: Allow for all necessary attendances to determine and agree setting out in the presence of the CA, Standard Patent Glazing Limited and architect prior to final design/manufacture of installations.	Note		
C	Note: The works are as described/illustrated on the drawings in Appendix D and NBS Clause H10B (Double Glazing). Allow for all works inferred.	Note		
D	Carefully take out existing glazing, frames, upstands and the like and clear away.	Item		
E	Include for the removal of internal linings to upstands ready to receive new.	Item		
F	Supply and install insulated backed ply linings to new tanalised softwood framing/bearing sections complete with new dressed ply internal linings to locations/details shown. All internal/exposed fixtures to be neatly countersunk and pelleted. Include for suitably sized softwood moulded architrave detail where appropriate. All joints to be mitred, pinned and glued.	Item		
G	Supply and install new No.7 "Heritage" lead covered steel glazing bar with 30mm double glazed installations to roof lights and lanterns. Include for all opening lights as shown on the drawings.	Item		
H	Include for all attendances for the supply and dressing of new wood core rolls and lead flashing details in tandem with the works.	Item		
I	Apportion costs for the above to the following:	Note		
J	Roof Light 1 - Roof 4 Roof Light 3 - Roof 5 Roof Light 6 - Roof 7 Roof Light 7 - Roof 7 Roof Light 8 - Roof 5 Roof Light 9 - Roof 5 Roof Light 10 - Roof 5 Roof Light 11 - Roof 5 Roof Light 12 - Roof 5 Roof Light 13 - Roof 5 Roof Light 14 - Roof 4	Item		
K	Roof Lantern 2 - Roof 6 Roof Lantern 4 - Roof 6 Roof Lantern 5 - Roof 6	Item		

Item no.	Description	Unit	£	P
6.4.2	Manual Operating Gear			
A	Include also for the supply and installation of all new brass (TBC by the CA) crank handles, couplings (to include spindles, coupling rods and cord operated gear) and spindles.	Item		
B	Provisionally: Allow here separately for the option for telescopic crank handles, and spindles.	Prov Item		
6.4.3	Guarantee			
A	Allow here for the additional e/o cost for increasing the standard guarantee form 5 years to 12 years.	Item		
6.5	<u>Window Replacement - Standard Patent Glazing Limited (Roof 5)</u>			
6.5.1	General			
A	Note: The contractor is to enter into contract with Standard Patent Glazing Limited to further develop the design proposals, provide final drawings for CA and conservation officer approval, and for the full installation of the proposed works.	Note		
B	Note: Allow for all necessary attendances to determine and agree setting out in the presence of the CA, Standard Patent Glazing Limited and architect prior to final design/manufacture of installations.	Note		
C	Note: The works are as described/illustrated on the drawings in Appendix D and NBS Clause H10C (Rafterline Double Glazing). Allow for all works inferred.	Note		
D	Carefully take out existing glazing, frames, upstands and the like and clear away.	Item		
E	Include for the removal of internal linings to upstands ready to receive new.	Item		
F	Supply and install insulated backed ply linings to new tanalised softwood framing/bearing sections complete with new dressed ply internal linings to locations/details shown. All internal/exposed fixtures to be neatly countersunk and pelleted. Include for suitably sized softwood moulded architrave detail where appropriate. All joints to be mitred, pinned and glued.	Item		
G	Supply and install new Rafterline aluminium glazing bar, gaskets, pressure plates and aluminium caps complete with 28mm double glazed installations to fixed glazed lights.	Item		
H	Include for all attendances for the supply and dressing of new wood core rolls and lead flashing details in tandem with the works.			
I	Apportion costs for the above to the following:	Note		
M	Glazed Lights - Roof 5 Glazed Lights - Roof 5 Dome	Item		
6.5.2	Guarantee			
A	Allow here for the additional e/o cost for increasing the standard guarantee form 5 years to 12 years.	Item		
6.7	<u>Provisional Sums</u>			
A	Allow the provisional sum of £10,000 to be expended by the CA for unforeseen works.	Prov Sum	10000	
Carried Forward to Collection				

Total Carried Forward £ P

Item no.	Description	Unit	£	P
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	Page 6/4			
Part 6A Sub Total Carried to tender collection page				

Total Carried Forward £ P

Item no.	Description	Unit	£	P
	Note: Where NBS clauses are referred to these are for direction only. The contractor to refer to all other deemed necessary or inferred NBS clauses.	Note		
	Note: The following works are for estimating purposes only. The contractor to allow for all joint inspections with the CA to identify and agree scope prior to works commencing. The accompanying drawings show indicative locations only of repairs.	Note		
7.1	<u>Joinery - Opening Up Works</u>			
A	Note: The following works external apply to the 2nd floor front mezzanine windows as illustrated on the attached Window Schedule (WF2M 26-28).	Note		
B	Carefully remove and clear away ply sheet boarding to front of windows.	Item		
C	Allow for joint inspection with the CA to determine scope of works. For estimating purposes, the works are included in the below.	Item		
D	Include the further provisional sum of £7,500 for repairs/reinstatement works to the affected windows. All replacement sections/members to be as described within the remainder of this Section.	Prov Sum	7500	
7.2	<u>Joinery - Overhaul</u>			
7.2.1	Doors – Overhaul			
A	Overhaul each external door and ironmongery, including to piece in and pack out frames as necessary, along with trimming/planing, and the removing of excessive paint from frames and leaves to NBS C51/360/370. Ease, rehang and refit doors and addressed to catches and security devices where fitted. Lubricate and leave in full working order. Include for the removal of excess paint, irrespective of whether new/current or previous to working ironmongery. <ul style="list-style-type: none"> • Front - Basement (WFB-1) • Front - Ground Floor (DFG-2) • Rear - Basement (DRB -2) 	Item		
B	Include here separately for the reforming of redundant rebates and channels to stiles, rails and thresholds and piece in new hardwood sections (NBS C51/370), grain to follow plane, pinned and glued to finish flush with the surrounding. <ul style="list-style-type: none"> • Front - Basement (WFB-1) • Front - Ground Floor (DFG-2) 	Item		
C	Include here further for the reforming of in-use locking ironmongery, cassettes and latches and piece in new hardwood sections (NBS C51/370), grain to follow plane, pinned and glued to finish flush with the surrounding. <ul style="list-style-type: none"> • Front - Basement (WFB-1) • Front - Ground Floor (DFG-2) 	Item		
7.2.2	2nd Floor Clerestory Ventilation Louvres – Overhaul (Roof 4)			
A	Note: The following works external apply to the 2nd floor front mezzanine windows as illustrated on the attached Window Schedule (WF2M 26-28).	Note		
B	To the boarded windows carefully remove same and clear away. Allow for joint inspection with the CA.	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
C	Overhaul each casement window, vent and louvre and ironmongery, including to piece in and pack out frames as necessary, along with trimming/planing, and the removing of excessive paint from frames and sashes. Ease, rehang and refit sash and addressed to catches and security devices where fitted. Lubricate and leave in full working order. Include for the removal of excess paint, irrespective of whether new/current or previous to working ironmongery. NBS C51/320/360.	Item		
D	On completion of overhaul and repair works and decorations to the satisfaction of the CA supply and securely fix new 18mm WBP ply sheeting to external face of louvres to NBS G20/311. Sheeting to be planed with fixings to receive suitable sized brass screw cup washers.	Item		
7.2.3	Box Sash Windows – Overhaul			
A	To all sliding sash windows overhaul each chain mechanisms and allow to renew parting beads to match existing. Overhaul pulley systems to include adjusting weights with replacements as necessary, greasing ironmongery, leaving each sash running smoothly. Allow for the removal of internal staff beads and parting beads and renewal to facilitate the overhaul. <ul style="list-style-type: none"> • Front Elevation • Rear Elevation 	Item		
7.2.4	Casement Windows – Overhaul			
	To all casement windows overhaul all opening casements and ironmongery. Windows to be eased and adjusted, with packing pieces provided as appropriate for the satisfactory operation and closing of the casements. Window ironmongery to be cleaned and oiled and left in full working order. <ul style="list-style-type: none"> • Rear Elevation 			
7.3	<u>Joinery - Replacement</u>			
7.3.1	Renew Fire Escape Door			
A	Carefully take down door, frame and all fixtures and fittings and ironmongery and clear away. Salvage existing fire ironmongery. Make good and extend disturbed surfaces. Supply and securely fix, plugged, screwed and pelleted softwood twice rebated and throated softwood frame, complete with solid core ply faced door, size to suit opening, complete with hardwood throated and grooved threshold and weather bar, and new stainless steel hanging ironmongery to match the existing. Refix retained fire ironmongery. Allow for the preparation and decoration of new joinery as specified. NBS L20/115 <ul style="list-style-type: none"> • Roof 3 • Rear Basement (DRB-1) 	Item		
7.4	<u>Joinery - Repairs</u>			
A	Note: The contractor is to ensure that all repairs to windows are completed on the same day that they are commenced, and is to provide all attendance and materials and the like.	Note		
B	Note: The following items are to be individually priced for consideration by the CA. A full survey shall be undertaken by the CA in attendance with the Contractor once full scaffold access has been erected.	Note		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
7.4.1	Renew Putty			
A	Carefully rake out cracked and defective putty to window and door frames, clear out rebates of sprigs and debris, replace sprigs and re-run new linseed oil putty, neatly tooled to match the surrounding and existing. Allow for the full removal and replacement of cracked and defective putty for the entire length/height of each sash glazed area as opposed to intermediate replacement. Putty to softwood frames to be to BS 544 and BS 6262 and NBS L40/155 <ul style="list-style-type: none"> • Front - Allow 150LM • Front Clerestory - Allow 150LM • Rear – Allow 300LM 	Item		
7.4.2	Renew Glazing			
B	Carefully break out glazing and putty, rake out rebates of dirt, debris and sprigs. Supply and fit new nominal 4mm clear floated glazing to NBS L40/155, sized to suit, with new sprig fixings and run new linseed oil putty, neatly tooled and struck. Works to be as above and BS 952. Where affected lower sashes (i.e. below 800mm from ffl) new glazing to be safety rated in accordance with BS6206:1981 and kite marked. <ul style="list-style-type: none"> • Front - Allow 10nr special panes to curved/rotunda section. • Front - 2nd Floor/Mezzanine - Allow 6nr • Rear – Allow 10nr panes 	Item		
7.4.3	Replacement Timber Cills			
A	Carefully remove defective cills in their entirety and renew in new hardwood to match the existing to NBS C51/370, housed to frame the individual sash and casements. Include for the careful removal and renewal of internal cill board (NBS P20/110) to match existing, taking care not to damage the surrounding plaster and decorative finish. Cills to be bedded tight to the stone cill beneath. Allow for the preparation and decoration of new joinery as specified. <ul style="list-style-type: none"> • Front - Basement - allow 2nr • Front - First Floor - allow 6nr • Front - First Floor - allow 1nr special to curved/rotunda section. • Front - Second Floor - allow 4nr @1.8LM • Front - Second Floor - allow further 10LM • Front - Second Floor Mezzanine - allow 4nr @1.8LM • Front - Second Floor Mezzanine - allow further 12LM • Front - Second Floor Mezzanine (Boarded Over) - allow further 8LM • Rear - First Floor - allow 2nr @ 1.5LM • Rear - Second Floor - allow 2nr @ 1.5LM • Rear - Allow a further 10LM 	Item		
7.4.4	Frame Repairs			
A	Carefully cut out rotten sections of timber back to sound wood and scarf in new softwood section to match in size and profile, to be soundly fitted to surrounding frames and cills and thresholds, and left with a neat, flush and weatherproof finish to NBS C51/360. Allow for the preparation and decoration of new joinery as specified. Include for the removal and replacement of sash frames to facilitate the works. <ul style="list-style-type: none"> • Front - Second Floor - allow 6nr subframes in entirety @ 5LM each. • Front - Second Floor Mezzanine - allow 12nr pairs frames in entirety. 	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
7.4.5	Replacement Rails/Stiles			
A	To defective rails/stiles carefully remove from sash frame. Provide new rails/stiles (NBS C51/360) to match the existing fenestration in every respect (including profiles - typical: lambs tongue), to be tenoned, dowelled and wedged. Allow for the preparation and decoration of new joinery as specified. Include for the removal and replacement as specified of casements, external linings and glazing to facilitate the works. <ul style="list-style-type: none"> • Front - Second Floor - allow 5nr casement rails • Front - Second Floor - allow 3nr casement stiles • Front - Second Floor Mezzanine - allow 14nr casement rails 	Item		
7.4.6	Replacement Parting Beads			
A	Remove each parting bead in their entirety and supply and fit new moulded softwood beads (NBS C51/360) into pulley stiles. Include for the adjusting of sashes and removal of staff/draught beads as appropriate to enable the works. <ul style="list-style-type: none"> • Front - Basement - allow 2nr pairs • Front - First Floor - allow 8nr pairs • Rear - First Floor - allow 2nr pairs • Rear - Second Floor - allow 2nr pairs 	Item		
7.4.7	Replacement External Linings			
A	Cut out entirely each pair of linings and insert new softwood sections (NBS C51/360), tenoned into remaining linings, taking care not to damage brickwork, with new lining extending into reveal. Allow for the preparation and decoration of new joinery as specified. <ul style="list-style-type: none"> • Front - Second Floor – Allow 8nr pairs (nominal 300mm wide) • Front - Second Floor Mezzanine – Allow 12nr pairs (nominal 150mm wide) • Front - Second Floor Mezzanine – Allow 8nr between window sets (nominal 300mm wide) 	Item		
7.4.8	Replacement Sashes - Provisional Works			
A	Renew rotten sash windows, to match existing fenestration in every respect (to include profiles - typical: lambs tongue), to be external puttied in linseed oil putty and sprigs. Reglaze in 4mm clear float glass as existing. Allow for the preparation and decoration of new joinery as specified. NBS L10/250 and L40/210. <ul style="list-style-type: none"> • Front - Second Floor – Allow 6nr • Front - Second Floor Mezzanine – Allow 14nr 	Item		
7.5	<u>Windows & Front Doors – Repair Care</u>			
7.5.1	General			
A	All existing timber windows and doors are to be repaired in accordance with the specification below and in Appendix E in full accordance with Repair Care. Enter into domestic sub-contract with Repair Care Specialist to undertake the following works.	Note		
B	The following to be carried out under the direction of the Contract Administrator. Include for all attendances to identify, record and subsequently agree extent of works. Repairs are to be carried out fully in accordance with the Repair Care system and repair method numbers.	Note		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
C	Domestic Sub-Contractor to determine the appropriate use of Dry Fix Method 1, Note 4 and 16 dependent on site and temperature conditions.	Note		
D	To effect window repair, strip by sanding only all paint to bare wood, allowing removal of paint 10mm each side from the area to be treated.	Item		
E	Where Repair Method P2 is required then similar works must be executed to the opposite joint.	Item		
F	Allow for all appropriate router, cutters, scrapers, dosing pistols, slips and formers, mixing boards, sanders and the like for the complete recommended preparation and repair method.	Item		
G	For estimating purposes allow for the following works:	Note		
7.5.2	Scope of Work			
A	<i>Repair method P2 (sealing of sound and open joints) i.e. to joints to window frames.</i> <ul style="list-style-type: none"> • Front – Allow to 50% of all joints to sashes. • Front - Second Floor - Allow 100% of all joints to sashes, frames and linings. • Front - Second Floor Mezzanine - Allow 100% of all joints to sashes, frames and linings. • Rear – Allow to 50% of all joints to sashes. • Front doors (2nr) - to all stile/rail junctions. 	Item		
B	<i>Repair method C1 (resin only repair of decayed wood and to include raised</i> <ul style="list-style-type: none"> • Front – Allow to 50% cover of cills. • Front - Second Floor - Allow to 50% cover of cills. • Front - Second Floor Mezzanine - Allow to 50% cover of cills. • Rear – Allow to 50% cover of cills. 	Item		
C	<i>Repair method C3 (repairs using resin with timber inserts)</i> <ul style="list-style-type: none"> • Allow to all timber inserts/refacing as described in Section 5 - Roof Repairs 	Item		
D	<i>Repair method C4 (repairs using resin with timber splices)</i> <ul style="list-style-type: none"> • Allow to all splice repairs as described in this section. 	Item		
7.6	<u>Ironmongery</u>			
7.6.1	Clerestory Windows			
A	Supply and install new solid English brass casement handles, stays and receivers to each window to NBS L10/820. Provide 3nr samples of each to the CA for selection and approval.	Item		
B	Provisionally: Allow the extra over cost here for sliding casement stays and associated receivers.	Prov. Item		
7.7	<u>Ironmongery (CDP)</u>			
7.7.1	Box Sash Windows			
A	During tender the contractor to visit the ground floor committee room of the South Wing. Allow here for the design, fabrication and installation of similar cord and pulley installations. Include all necessary cords, chains, pullies, guides and receivers for the satisfactory operation of the windows. Apply the costs as follows: <ul style="list-style-type: none"> • Front elevation • Rear elevation 	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
7.8	<u>Draughtsealing (CDP)</u>			
7.8.1	Double Hung Sash Windows - Provisional Works			
A	Note: The following works apply to ALL windows. The contractor's proposals are to reflect the size and weight of the windows and ensure are fit for purpose for the full and continued operation of the windows. Provide proposals for approval by the CA and the conservation officer.	Note		
B	Prior to works commencing survey all individual windows and provide written and photographic report to the CA detailing condition and extent of operation.	Item		
B	Carefully remove and set aside staff beads all around, release weights/chains, remove inner sash, parting beads and outer sash.	Item		
C	Ease sashes for width and length to receive and accommodate brush seals. Seals to upper sash - top rail, stiles and meeting rail. Lower sash - bottom rail, stiles and meeting rail.	Item		
D	Carefully rout out sashes and fit brush carriers, refit outer sash and fit new (removable) brush seal parting beads, adjust weights and chains, renew chains and other fittings as necessary. Refit inner sash as above and fit new staff bead incorporating brush seals and position to give ease of movement to each sash.	Item		
E	On completion, test for correct working, with both sashes to slide easily, stay put at any level and renew casement/fitch fasteners in English brass which should locate and release with ease. Any security fittings to locate without difficulty. Check and adjust as necessary for excess movement and rattles.	Item		
F	Allow for the preparation and decoration of all new surfaces as specified.	Item		
G	Note: Due to the disruptive nature of these works the contractor is to ensure that these are executed as far as possible from the exterior of the property.	Note		
H	Apportion the cost of the above works to: • Front Elevation • Rear Elevation	Item		
7.8.2	Openable Casement Windows - Provisional Works			
A	Note: The following works apply to ALL windows.	Note		
B	Carefully remove sashes from surrounding frames. Ease sashes for width as necessary, ease for lengths to accommodate brush seals. Carefully rout out sashes and fit brush carriers, refit sash and position to give ease of movement to each sash.	Item		
C	On completion, test for correct working, with sashes to open outwards easily. Check and adjust as necessary for excess movement and rattles.	Item		
D	Allow for the preparation and decoration of all new surfaces as specified.	Item		
E	Note: Due to the disruptive nature of these works the contractor is to ensure that these are executed as far as possible from the exterior of the property.	Note		
F	Apportion the cost of the above works to: • Front Elevation • Rear Elevation	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
7.9	<u>Replacement Lead Cover Flashing/Linings</u>			
A	Note: Each pair/trio of windows to the clerestory installations have received lead details.			
B	Allow to carefully remove and clear away linings and associated timber beading. Prepare substrate ready to receive new.			
C	Following inspection by the CA, allow for replacement Code 5 lead linings dressed into surrounding construction. Allow for all welt details. Leadwork to be sealed with lead grade sealant. NBS H71/420.			
D	Include for the replacement of new securely fixed tanalised softwood timber beadings (NBS C51/360) to provide weathertight details.			
E	Allow here additionally for the above works to replace existing lead details to cills. For estimating purposes allow for a total of 30LM.			
7.10	<u>Overhaul of Glazed Lights to Roofs 9, 11 & 13</u>			
A	Thoroughly brush clean all glazing for inspection by the CA to determine extent of repairs.	Item		
B	Undertake water test in presence of the CA to determine extent of internal water ingress. Ensure the satisfactory collection and discharging of all water.	Item		
C	Allow the provisional sum of £20,000 for like-for-like localised repairs and replacements to be identified by eh CA,	Prov. Sum	20000	
7.11	<u>Perimeter Pointing</u>			
A	Rake out all existing and apply new external grade low-modulus sealant (NBS Z22/310B), to all window and door reveals to be completed after all joinery and render repairs and decorations and in accordance with manufacturer and Akzo Nobel Paint recommendation), to be tooled and neatly struck. Colour: White. <ul style="list-style-type: none"> • Front Elevation - Windows • Rear Elevation (following mortar fillet bead repair/replacement) - Windows • All doors 	Item		
7.12	<u>Provisional Sums</u>			
A	Allow the provisional sum of £10,000 to be expended by the CA for unforeseen works.	Prov Sum	10000	
Carried Forward to Collection				

Total Carried Forward £ P

Item no.	Description	Unit	£	P
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Part 7 Sub Total Carried to tender collection page				

Total Carried Forward £ P

Item no.	Description	Unit	£	P
	Note: Where NBS clauses are referred to these are for direction only. The contractor to refer to all other deemed necessary or inferred NBS clauses.	Note		
	Note: The following works are for estimating purposes only. The contractor to allow for all joint inspections with the CA to identify and agree scope prior to works commencing. The accompanying drawings show indicative locations only of repairs.	Note		
	Note: The extent of perceived scaffold ties are shown in drawings FKR-3988-01-DR-01 to 08 inclusive.	Note		
8.1	<u>Elevation Cleaning, Stone and Brickwork Repairs</u>			
8.1.1	Approximate Locations and Quantities for Tendering			
A	Refer to accompanying drawings for approximate locations. Quantities are detailed in the works descriptions below. Allow for full survey with the CA to schedule and agree all works prior to their commencement. Provide 5nr working days notice for the survey with further 5 working days for issue of revised schedule.	Note		
8.1.2	Samples			
A	The quantity of stone and brickwork cleaning, repairs and replacements together with all repointing described below is to assist with estimating purposes and as NBS C40/230. The contractor is to allow for all attendances and materials to provide up to 3nr samples of each type of cleaning/replacement/repair for approval by both the CA and the Conservation Officer. Provide documentation of "before", "in progress" and "after" for each method and sample. Ensure ALL samples to be suitable cured to enable selection. Include for all time allowances to ensure the satisfactory undertaking of the scheduled the works.	Note		
8.2	<u>Elevation Cleaning</u>			
8.2.1	General			
A	The Contractor must allow for undertaking full elevation cleaning to prior to the repair of brickwork, stonework, window repairs and external decorations. All as NBS C40/312/472/482/515.	Note		
B	It will be ultimately the responsibility of the Contractor to ensure all necessary screening is provided for the protection of: 1. Ingress of solutions through windows/roofs/occupied spaces. 2. Public health and safety 3. Vehicles and property in the local vicinity	Note		
C	Any damage caused by the Contractor's failure to provide adequate protection will result in the Contractor reinstating or adequately compensating for the damage caused.	Note		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
D	The Contractor should provide prior to commencement of elevation cleaning, 3nr sample panel of 5m2 for inspection and agreement with the Contract Administrator. Refer to the above note. Samples required to each of the following: <ul style="list-style-type: none"> • Chimney stack copings (Portland Stone - atmospheric staining) • Chimney stack copings (Portland Stone - biological staining) • All parapet copings (Portland Stone - atmospheric staining) • All parapet copings (Portland Stone - biological staining) • Front Elevation (Portland Stone - atmospheric staining) • Front Elevation (Portland Stone - biological staining) • Front Elevation (Portland Stone - paint/spray staining) 	Item		
E	The Contractor should carefully protect all roofs, glazing and openings externally using heavy duty polythene and masking tape for the cleaning operation and to seal all vents against water penetration.	Item		
F	Protective coatings must not be disturbed once applied and the Contractor must advise all building occupants and other trades accordingly.	Note		
	The Works			
A	The Contractor should allow for carefully cleaning down the external stone and brickwork all elevations inclusive of preparation, wetting, applying low pressure steam (NBS C40/482) and clean water (NBS C40/472) with soft brushing to remove staining due to atmospheric and environmental pollution and paint/spray applications, and leave clean. The Contractor should carry out elevation cleaning under the advice of specialist elevation cleaners. Details of proposed specialist recommendations to be submitted within 5 working days of request from the CA.	Item		
B	Elevation cleaning to be carried out in accordance with manufacturer's recommendations, and drainage of surface run off as required and approved by the relevant Local Authority.	Item		
C	On completion of elevation cleaning ensure that all protective sheeting etc is carefully removed from site and all roofs, openings, windows, downpipes, fixtures and fittings etc are thoroughly cleaned.	Item		
D	The Contractor should include within his costs for the extending of the provision of external water supply necessary in the cleaning operation.	Note		
E	Apportion costs for the above here: <ul style="list-style-type: none"> • Chimney stacks and parapet copings • Front Elevation (Portland Stone) • Rear Elevations (London Stocks) 	Item		
F	Provisionally: To biological staining to chimney stack copings and front elevation parapet copings and cornices allow here additionally for application of proprietary surface biocide (NBS C40/422) or poultices (NBS C40/515). Thin out staining and vegetation, treat with biocide and brush off when dead. Apply further application of biocide. Manufacturer's recommendations to be adhered to during sample and full cleaning of areas. <ul style="list-style-type: none"> • Chimney stacks and parapet copings (all elevations) • Front Elevation (Portland Stone) 	Prov Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
8.3	<u>Elevation Survey - Steelwork</u>			
A	Undertake joint survey with CA and UCL retained structural engineer to inspect the metalwork beams to the rear elevation to above the second floor	Item		
B	Allow the provisional sum of £5,000 for associated opening up and reinstatement works to be expended by the CA.	Prov Sum	5000	
8.4	<u>Brickwork Generally</u>			
8.4.1	<u>Brickwork - Stitch Repair</u>			
A	Cut out (hand tools) defective bricks that are spalled or otherwise damaged including bricks where inappropriate face repairs have been undertaken and cut, tooth and bond in new reclaimed London Stock facing bricks (NBS F10/230 and C41/365) to match existing bedded in 1:1:6 lime gauged mortar finished with joints all to match existing (slight recess 3-5mm TBC) in materials, composition and appearance to NBS C41/810). Allow the following: <ul style="list-style-type: none"> • Allow 30nr to rear elevation to staircase windows • Allow 30nr to rear elevation to downpipe/soil location to junction of Roof 17 • Allow 20nr to rear elevation below ground floor window below Roof 17 • Allow 30nr to basement moat prior to render repairs 	Item		
	• Provisionally: Allow a further 10nr to be identified by the CA.	Prov Item		
B	Allow here additionally for all of the above to all scaffold tie fixing points to brick units. Note: The contractor to assume responsibility for sign-off of the works where the scaffold striking prevents approval by the CA.	Item		
8.4.2	<u>Repointing - Fairface Brickwork</u>			
A	Carefully rake out (hand tools only) all defective joints to existing elevations and walls to a depth of at least 20mm, prime and re-point with neat joint gauged mortar 1:1:6 mortar with slightly recessed point (3-5mm TBC) or to match the surrounding as NBS C41/820. Include for all protection and provide appropriate damping to mortar drying during out process during hot weather. Areas to be identified by the CA: <ul style="list-style-type: none"> • Front basement - 5m2 local to room B94 • Front basement - 2m2 local to room B90 • Rear elevation parapet to Roof 1 - 60m2 • Rear elevation basement parapet and Rear Wall to Roofs 9-13 - 50m2 • 30m2 to rear elevation below first floor windows • 15m2 to rear elevation to downpipe/soil location to junction of Roof 17 • 10m2 to rear elevation below ground floor window below Roof 17 	Item		
	• Provisionally: Allow a further 20m2 to be identified by the CA.	Prov Item		
B	Allow here additionally for all of the above to scaffold tie fixing points to bed/perp joints. All metalworks to be removed and openings prepared prior to the works.	Item		
8.4.3	<u>Removal of Fixings to Brickwork</u>			
A	Identify and carefully remove redundant fixings, cables, etc and make good brickwork and masonry by cutting out and stitching in new reclaimed brickwork, all as previously described above. Note: Face filling of brickwork will not be accepted. <ul style="list-style-type: none"> • Allow here for a total 10nr bricks to be identified by the CA. 	Item		
		Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
8.4.4	Mortar Fillet Repairs to Brickwork/Joinery Junctions			
A	Carefully rake out all defective joints, clean out recess and provide inert backing strips as necessary. Repoint in lime gauged mortar, neatly and squarely struck as NBS C41/820. • Rear Elevation 100%	Item		
8.5	<u>Render</u>			
8.5.1	Render Repairs			
A	In the presence of the CA undertake hammer test to render to ascertain integrity and key.	Item		
B	Hack off (hand tools) defective and blown render back to brickwork, rake out all joints to brickwork to a depth of 20mm, clean and dampen. Re-render in lime gauged render up to 3 coats (25mm thick) to match existing with appropriate mix proportions for each coat as NBS M20/110. Finish to render is to match the existing and is to be left ready to receive decoration. Allow for reforming new render to existing shapes, curves, profiles as necessary. Cracks to be cut out with square edges, no feathering will be allowed to a minimum width of 300mm back to brickwork, apply EML and re-render as above. Include for all protection and provide appropriate damping during hot weather to render during hot weather. • 5m2 to basement moat to room B94 • 10m2 to rear elevation below Roofs 14 & 16	Item		
8.6	<u>Specialist Render Repairs - Front Elevation Moat</u>			
A	In the presence of the CA undertake hammer test to render to ascertain integrity and key.	Item		
B	Note: The following works are in abeyance and are to be agreed by the Local Authority Conservation Officer. All works are to be undertaken by a specialist render contractor with appropriate experience in the methods and applications of the render system.	Note		
C	Note: The contractor is to ensure that the works are complete with sufficient time to allow at least 4 weeks drying out prior to subsequently required decoration works commencing.	Note		
D	Carefully hack off render (hand tools), clear out all dust, loosely adherent material, efflorescence and any organic growth by through bristle brushing and treatment with biocide.	Item		
E	Allow for providing adequate key by raking out joints to minimum 16mm depth, bush hammering or scoring the proceeding undercoats.	Item		
F	Where bonding is considered necessary allow for wetting areas with clean water.	Item		
G	First coat of render to be between 9mm – 16mm thick, with finishing coat between 6mm – 10mm thick or as to suit the existing and surrounding, Ensure undercoats are left at least 2 days (in summer) and at least 7 days (in winter) protected by ventilated covers to ensure that the initial shrinkage is over before the next coat is applied. Allow for lightly spraying surface area before second coat is applied to reduce drying out and control suction.	Item		
H	Include for all daywork joints with true level lines to be struck off before continuing work to ensure no ragged edges show on finished work.	Item		
I	Allow for the following applications: • Undercoat: 2 part hydraulic lime : 5 part sharp, well graded sand. • Final coat: 1 part hydraulic lime : 3 part sharp, well graded sand.	Item		

Total Carried Forward £ P

Item no.	Description	Unit	£	P
E	Parapet Copings Generally: • 300x100x100 - 5nr • 200x100x100 - 10nr • 100x100x100 - 10nr	Item		
F	Allow here additionally for all of the above to scaffold tie fixing points. All indents to be of uniform size. All metalworks to be removed and openings prepared prior to the works. Note: The contractor to assume responsibility for sign-off of the works where the scaffold striking prevents approval by the CA. Refer to preliminary scaffold design drawings in the appendices for location and extent of anticipated repairs.	Item		
8.7.5	Portland Stone Replacement - Moulded Special to Roof 7 Parapet			
A	Note: There are 2nr decorative moulded stone details to Roof 4 and Roof 7. The existing to Roof 4 is considered to be suitable for replicating.	Note		
B	Carefully cut out damaged decorative stone (diamond saw with stitch drilling as necessary), clear out rebates.	Item		
C	Supply and bed in new decorated moulded stone block to match that to Roof 4, allowing for all austenitic stainless steel dowels to BS EN 10088, resin grouts and the like, formed to match the original adjacent profiles as NBS C41/340. Regrout as described above.	Item		
D	Allow for the templating, moulding and casting of new solid Portland stone replacement to match the original/surrounding in all respects. Note: Similar unit to Roof 4 parapet.	Item		
8.7.6	Portland Stone Main Entrance Repairs - In Abeyance			
A	Note: The following works are in abeyance pending inspection by structural engineer. Works relate to the underside of the supported stone main	Note		
B	Note: All works are provisionally and detailed here for estimating purposes only.	Note		
C	Liaise with CA for the attendance of the client's retained structural engineer. Allow for all attendances and programming to accommodate inspections, reports, and approval of the works by the CA and conservation officer.	Item		
D	Carefully cut away mortar/concrete cover to all metal I beams/filler joists. Prepare beams free of corrosion for inspection.	Item		
E	Carefully cut out damaged sections of stone (diamond saw with stitch drilling as necessary), clear out rebates either side of the main front entrance. Prepare exposed steelwork for inspection.	Item		

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Item no.	Description	Unit	£	P
F	Allow for the preparation and application of red-oxide or similar primer to the exposed metal work. Where areas remain exposed following reinstatement works, include for external grade undercoats (colour: grey) and top coats of gloss (colour: black).	Item		
G	Reinstate concrete screed cover to the underside of the entrance ensuring uniform cover depth. Finish to be neatly trowelled.	Item		
H	Supply and bed in new stone blocks, allowing for all austenitic stainless steel dowels to BS EN 10088, resin grouts and the like, formed to match the original adjacent profiles as NBS C41/340. Regrout as described above.	Item		
I	Allow for the templating, moulding and casting of new solid Portland stone replacement to match the original/surrounding in all respects.	Item		
J	For estimating purposes allow here for: • 400X300x200 - 2nr	Item		
K	Provisionally: Allow for the above to the entrance to Wilkins Building. Note: Stone repairs not required.	Prov Item		
8.8	<u>Replacement DPC - Basement Moat/Lightwell (Provisional Works)</u>			
A	Undertake joint inspection with the CA to determine detail and extent of replacements required.	Prov Item		
B	Carefully cut out and clear away slate DPC. Clean off brickwork and prepare rebates. Supply, bed and point replacement natural slate DPC detail with flush joint on sulphate resistant Portland cement and hydrated lime gauged mortar 1:½ : 4½ with additive. Slate to be quarried from British Isles. Provide certification to the CA. For estimating purposes allow 10LM and all as NBS C45/230 and C41/820.	Prov Item		
8.9	<u>Basement Glazed Floor Lights to Quad</u>			
A	Note: The works apply to the 2nr glazed roof/floor lights in front of the Slade.	Note		
B	Note: The contractor is to enter into a domestic sub-contract with FGS.	Note		
C	Note: The proposed works are included in Appendix F and NBS H14/315.	Note		
D	The contractor to allocate their costs against the following works: • Take up and clear away existing glazing and prepare channels and rebates to receive new installation. • Supply and install of new steel angle frame and verge flashing detail to extend over the glass perimeter and existing gutter/soakaway. • Supply and installation of recommended Stadip Planidur system. • Ground edges. • Stepped edges. • Application of neatly tooled silicone smear.	Item Item Item Item Item		
8.10	<u>External Cleaning Prior to Snagging of All Works</u>			
A	Thoroughly clean all rainwater goods, ledges, cills and projections on completion of the works.	Item		
8.11	<u>Provisional Sums</u>			
A	Allow the provisional sum of £10,000 to be expended by the CA for unforeseen works.	Prov Sum	10000	
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	Note: Where NBS clauses are referred to these are for direction only. The contractor to refer to all other deemed necessary or inferred NBS clauses.	Note		
9.1	<u>General Notes</u>			
A	The following to be read in conjunction with Akzo Nobel Paint specification in Appendix G.			
B	The scope of decoration works includes for all elevations, lightwells and boundaries.	Note		
C	The scope of decoration works includes to all existing and repair/replacement areas where previous decorated to internal, external and boundary areas.	Note		
D	Allow for all appropriate additional access to enable the work and for appropriate inspections by the CA to enable any remedial works required prior to the decoration works commencing. The contractor's attention is drawn to the Akzo Nobel Paint Specification in Appendix G of this Specification and is to allow for all appropriate attendances as deemed necessary and to liaise fully with the CA and the Akzo Nobel's representative as considered necessary.	Note		
E	The contractor's attention is also drawn to the extensive areas requiring decoration and is to ensure that all appropriate trades and attendances are provided to ensure the correct timescales, applications and finishes are applied all in accordance with the specification and Appendix G.	Note		
F	The Contractor is to ensure that each coat applied is to be slightly tinted where colours between coats are the same. All undercoats to be of a different shade.	Note		
G	On completion of the works, all rubbish and superfluous materials shall be cleared and windows and glazed areas cleaned. The Contractor will allow for providing a suitable covering to floors/ pathways as required and will allow for cleaning off any spots and making good any damage caused by the work.	Note		
H	The Contractor shall maintain on site a competent foreman or chargehand who has full knowledge of the decorating trade.	Note		
I	No painting operations shall take place externally during fog, frost or other inclement weather. Precautions shall be taken to avoid exposure to dampness during and after application. Each coat is to be completed over the whole of the works before the next coat is commenced.	Note		
J	All surfaces shall be wholly prepared and paint systems applied in accordance with the entire specification and shall be clean and free from loose and powdery material and dry for decorating materials. All pre existing drips, spilt paint and the like will be thoroughly rubbed down, filled and feathered out.	Note		
K	Coats shall be applied at proper intervals to secure the maximum adhesion all in accordance with the accompanying specification and subject to weather conditions.	Note		

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Item no.	Description	Unit	£	P
L	Colour: As per UCL requirements. Refer to appendices. Contractor to advise of any anomalies from the required and the existing in good time to enable timely confirmation.	Note		
9.2	<u>Additional Preparation</u>			
A	Note: The contractor's attention is drawn to the requirement of full removal of existing paint finishes to all timber identified and subsequently instructed to receive the WindowCare repair works. Burning off will not be permitted. Contractor to submit proposals within 5 days of request with all associated Risk Assessments and Method Statements.	Note		
B	Allow here additional for the 100% removal of paint to all front elevation windows. Burning off will not be permitted. Contractor to submit proposals within 5 days of request with all associated Risk Assessments and Method Statements.	Item		
C	Allow here additional for the 100% removal of paint to all rear elevation windows. Burning off will not be permitted. Contractor to submit proposals within 5 days of request with all associated Risk Assessments and Method Statements.	Item		
d	All door furniture, numerals, letter plates etc. shall be removed prior to the work, cleaned and stored. Re-fix on completion of the painting operation.	Item		
9.3	<u>The Works - External Decorations</u>			
A	The contractor shall ensure full compliance with the Akzo Nobel Specification in all respects to include: <ul style="list-style-type: none"> • Preparation. • Glazing • Making Good • Priming • Bring Forward • Finishing System 	Note		
B	Note: Hot air stripping/burning off of paint in any form will not be permitted.	Note		
C	The contractor to arrange for the CA in good time prior to the works commencing a joint inspection with the decorating foreman to identify the scope of works and any necessary remedial works.	Item		
D	For the avoidance of any doubt the decoration works apply to all existing and previously decorated surfaces.	Note		
E	Note: The repairs to render, pointing and putty specified in this section and included in the appendices are dominant.	Note		

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Item no.	Description	Unit	£	P
F	Contractor to apportion costs to the following areas: <ul style="list-style-type: none"> • D3029S - Stucco/Render • M2331ALK - Ferrous Metal (CI RWGs) • M2335ALK - Ferrous Metal (Railings - Complete Strip) • M2335ALK - Ferrous Metal (Railings - Partial Strip) • D4038WC+G (Timber Windows and Doors) • D4032 (New Timber Sections) • D7710 (Plastic Pipes) • M1122ALK (Lead) 	Item		
G	Provisionally: Allow here for the extra over cost for System Code M2335ALK (all previously painted exterior metalwork railings Option A complete strip)	Prov Item		
H	Provisionally: Allow here for the extra-over cost for System Codes D4032 and D4038WC+G to ALL replacement window installations as provisionally specified.	Prov Item		
I	Provisionally: Allow here for the extra-over cost for System Codes D4032 and D4038WC+G for the 100% removal of paintwork (internal and externally) to front elevation sashes and box frames with all associated timber sections. Allow for all internal finishes to include sashes, frames, box frames, reveals and cills.	Prov Item		
J	Provisionally: Allow here for the extra-over cost for System Codes D4032 and D4038WC+G for the 100% removal of paintwork (internal and externally) to REAR elevation sashes and box frames with all associated timber sections. Allow for all internal finishes to include sashes, frames, box frames, reveals and cills.	Prov Item		
K	Provisionally: Allow for the above works to the entire underside of the dome (timber finishes) to Roof 5.	Prov Item		
9.4	<u>The Works - Internal Decorations (NBS Clause M60)</u>			
9.4.1	General			
A	Note: The following works apply to areas affected by the draughtproofing of windows, internal repairs to the underside of the dome to Roof 5 together with replacement rooflights, lanterns and glazed lights where new upstands are required.	Note		
B	Prepare all new and existing surfaces now or previously decorated as set out below in accordance with NBS M60. All paints, varnishes and stains etc. to match the existing colour or similar (to be approved by the Contract Administrator.	Item		
C	All joinery (to include windows and doors) to be knot, stopped and primed and decorated with two undercoats and one finishing coat of oil based paint (TBC by the CA). Allow for sealer, two coats of wood stain and two coats of polyurethane varnish where previously stained/varnished.	Item		
D	Walls to be paint finished in two top coats of eggshell (TBC by the CA) emulsion.	Item		
E	Ceiling surfaces to be paint finished in two top coats of vinyl matt (TBC by the CA) emulsion.	Item		

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Item no.	Description	Unit	£	P
F	The above works apply to all affected walls/ceilings. Extend preparation and decorations to entire ceiling/affected walls.	Item		
9.4.2	Additional Preparation (NBS Clause M60)			
A	To previously painted wood, remove all coatings to all surfaces including internal sections of rebated frames, etc. Open up joints which are not tightly fitting and rake out thoroughly. Hack out cracked and defected glazing putties, cut out decayed wood and clear out all rebates. Rub down thoroughly to produce a smooth clean surface and dust off. Fill all decayed areas and imperfections as detailed elsewhere and reputty where necessary prior to commencing painting specification. Feather all edges including edges between new and existing timber and once prepared, paint all new and previously painted timber with Akzo Nobel paint system in accordance with Akzo Nobel Specification as Appendix G of this specification.	Item		
B	All door furniture, numerals, letter plates etc. shall be removed prior to the work, cleaned and stored. Re-fix on completion of the painting operation.	Item		
C	Cut out and make good any cracks, holes or other defects in previously painted render and masonry with 2-part filler, rub down filled areas to feather to adjacent to produce a smooth surface for painting. Where existing paintwork cannot be removed, but is sound, lightly rub over with a course graded paper prior to painting.	Item		
D	Ensure all previously and newly plastered surfaces to be painted are clean, sound and dry. Any plastered repairs must be completely cured with a moisture content of not more than 8%.	Item		
9.5	Cleaning Prior to Snagging of All Works			
A	Allow for cleaning of all internal glazed surfaces by professional window cleaner. Leave clean of grime, paint and residues.	Item		
B	Allow for cleaning of all external glazed surfaces by professional window cleaner. Leave clean of grime, paint and residues.	Item		
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