

St Andrew's Place - External Repair & Redecoration Works 2020	
SCHEDULE OF WORKS SUMMARY	
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	<u>TENDER TOTAL (to main summary)</u>

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1.0	GENERALLY
1.1	<p>The works are to consist of the external redecoration, paving and roof repairs to the following properties:</p> <ul style="list-style-type: none"> - 1-8 St Andrew's Place (Nash Terrace) - Jerwood Building (rear of Nash Terrace) - William Harvey House - 9-10 St Andrew's Place - 11 St Andrew's Place
1.2	<p>Note: The Contractor is to price each individually numbered clause within this specification separately. Tenders containing collectively priced items of work will be disregarded.</p>
1.3	<p>To be read in full conjunction with the Preliminaries, Material and Workmanship Clauses and tender documents as a whole. The contractor is to fully familiarise themselves with the following general clauses. When pricing this document it will be deemed that the contractor has taken these into account within their pricing of this document. Any additional costs claimed for by the contractor which are deemed to be reasonably foreseen and covered by the below clauses will not be instructed as variations and will be considered to have been included within the tender sum.</p>
1.4	<p>All works carried out are to fully comply with current Building Regulations, British Standards and all other relevant legislation. Where items are specified it is considered that any alternative proposed by the Contractor will meet the same expectations and performance in terms of quality, durability and life cycle.</p>
1.5	<p>The Contractor must include within their pricing for all costs associated with labour, materials, overheads and profit to facilitate the proper and complete execution of the works. The Contractor is to include as necessary within their pricing for preliminaries, supervision, attendance, profit, overheads, co-ordination, programming etc. on all suppliers and specialist sub-contractors' elements of the works. Indicate below the appropriate percentage rates included and which would then be applied to the cost of any such variations should any be instructed during the course of the contract.</p>
1.6	<p>Comply with the Considerate Constructors Scheme (01920 485 959) and its Code of Practice; pay any relevant fees</p>
1.7	<p>Any work shown on the tender drawings, even if not specifically identified within the specification, is deemed to be included.</p>
1.8	<p>The Contractor will be responsible for protecting the surrounding areas unaffected by the Works by whatever means they feel applicable</p>
1.9	<p>Where provisional quantities are not included, the contractor is deemed to have included for all quantities necessary, confirmed following the site visit and their own measurements unless stated otherwise. Should the contractor feel the provisional quantities allowed for are not sufficient, they should make the CA aware at tender stage.</p>
1.10	<p>Please note that all properties are Grade I listed, due care and consideration should be taken when carrying out the specified works. A Listed Building Application will be submitted prior to works commencing.</p>
1.11	<p>The Contractor is to ensure that during the course of the works to the external walls, roofs and other areas as appropriate, that the structure is water-tight for the duration of the Contract and the Contractor will remain responsible for any damage caused to any furnishings, fittings, etc., due to ingress of moisture during the course of the works.</p>
1.12	<p>A Hot Works Permit will be required for making good the removal of the fire escape. A copy of the Hot Works Permit is to be provided to the CA one week prior to site possession.</p>

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1.13	Contractor to price for asbestos R&D survey of external elements, due consideration should be made in the programming of the specified works.

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2.0	SITE AND WELFARE ACCOMMODATION
2.1	The contractor will be provided with allocated WC and welfare provision within 11 St Andrews Place, which will be accessed via the main service yard. The contractor will be designated a small storage area within the yard.
2.2	The contractor is responsible for maintaining the facilities in a clean and serviceable condition throughout the contract period including the supply of all consumable materials.
2.3	Water and electric supplies will be made available for use by the contractor for the duration of the works, locations to be agreed on site.
2.4	Site meetings will be held in one of the occupied premises or at Savills Offices on Margaret Street.

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3.0	SCAFFOLDING & ACCESS
Note	<p>Scaffolding is to be erected to the following elevations and buildings:</p> <ul style="list-style-type: none"> - 9-10 St Andrews Place all elevations - 1-8 St Andrews Place all elevations including within the light wells to the rear of the building - The Jerwood Building to the rear of 1-8 St Andrews Place - all elevations - Roof fall protection to 11 St Andrew's Place (are detailed in Proteus Waterproofing appendix)
3.1	<p>In accordance with all current regulations, allow to supply, erect, maintain, strike and clear away on completion of works, an independent scaffold access to all elevations sufficient to undertake all of the work including all projections, recesses and returns. The scaffold should be suitable for use by all trades and sub-trades to carry out specified works, together with all additional plant and equipment for the full and proper execution of the works. The boarding to the first lift shall be double boarded with polythene sheet between the boards dressed up to the face of the building. The scaffold shall be positioned so as not to compromise the means of escape from all external door openings or effect the residents ability to open windows or doors. Strike upon completion including cleaning all windows and brushing down window cills as the scaffold is struck.</p>
3.2	<p>Allow for tying back scaffold to building by carefully and discretely installing removable Hilti eye bolts as required. All bolt fixings to be removed on completion and the holes in the brickwork made good with repair mortar to match the colour of the surrounding bricks.</p>
3.3	<p>The Contractor shall supply the names and full details of the scaffolding and alarm companies to the Contract Administrator at the time of tendering. Prior to works commencing, provide the companies' Health and Safety Policies and insurance details to the Principal Designer</p>
3.4	<p>The contractor is to allow for all scaffold licenses with the local authority and neighbouring properties as necessary to facilitate the proposed works. Not schedules of condition of hardstanding's should be undertaken prior to the erection of the scaffold.</p>
3.5	<p>The contractor is to allow for all requirements by the local authority and highway for the scaffolding where applicable. Contractor to detail allowances with their tender submission.</p>
3.6	<p>The contractor is reminded they are liable for any damage caused by scaffold erection, alteration and removal, including all making good of any fixing points etc. to the satisfaction of the Contract Administrator.</p>
3.7	<p>A minimum of two week prior to commencement, full elevation drawings/sketches of the scaffolding shall be provided to the Contract Administrator, together with sectional drawings/sketches as necessary. The design and location of elements will be changed as required following the Contract Administrator's reasonable requirements.</p>
3.8	<p>The Contractor shall allow to instruct a Consulting Structural Engineer to inspect and advise on the construction of the temporary access equipment, particularly in the design of the scaffolding if raised off elements of the property.</p>
3.9	<p>Completely cover the scaffolding to all elevations, including returns to the building, with transparent monoflex sheeting.</p>
	<p><u>Protection</u></p>
3.10	<p><u>35-53 Albany Street</u> The contractor is to allow to relocate the ornamental trees in ceramic pots to the Albany Street elevation to a location elsewhere on the site and re-instate on completion of the decorations.</p>
	<p><u>1-8 and 9-10 St Andrews Place</u></p>

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3.11	The contractor is to provide breathable Enviromesh or similar insect netting to cover the ornamental gardens to the front of the properties, and to the poisonous garden to the East of nr 8 St Andrews Place during the works.
	Alarm
3.12	The Contractor is to allow for a 'Enhanced Silver System' that must be designed, installed and maintained by: PANTHERA SECURITY 0845 165 1234 who are a NACOSS Gold approved Scaffold Alarm Company.
3.13	The system shall be designed and installed to detect and alert human intrusion via climbing, crawling or walking up or through the invisible pattern. The system must provide intrusion detection to: i) All scaffold lifts (all elevations) ii) Top scaffold lift (roof level, all elevations) iii) Ends of scaffold runs iiii) Small returns, bays, alcoves & ladders
3.14	The sensor technologies used are to be specifically manufactured for external applications and designed, installed and programmed to ignore birds, small animals, pedestrians, roadside traffic, rubbish chutes, scaffold safety netting, any form of movement from within adjacent open or closed windows and extreme weather conditions such as falling snow, heavy rain or fog. The sensor technology includes further design and circuitry safety features for the immunity of white, ultra violet and fluorescent light sources, radio and electrical energy sources such as mains surge and RF interference protection.
3.15	All alarm cables, junction boxes, alarm detectors and other security devices fitted shall incorporate a 24-hour tamper protection circuit and shall and be installed within the field of detection, where possible, thus providing improved security to such devices and complying to the relevant SSAIB codes of installation and requirements.
3.16	The system shall provide the option for remote up/downloading capabilities, designed to conform to the BSIA remote service COP (PSTN telephone line required) provided by the built-in 2400/300 baud CCITT V21 full duplex communications modem. This is to provide instant remote diagnostics, testing, security and operating functions using a secure call back programmed to access the system
3.17	The system must provide full English text zone and area descriptions and carry a 500 event log memory on a true LCD display for low light conditions providing the customer and engineer with a full diagnostic display of time, date and event record of the systems functions
3.18	The control panel must be designed to accept Point ID wiring as this is the preferred method of wiring when installing a scaffold alarm system. A diagram of the zone layout must be provided to the Alarm Response Company and to the site manager in order to provide the exact sensors location that has been triggered.
3.19	Power should be provided by means of an internal 240V socket, supplied within 10 meters of the scaffold structure. In the event of mains failure/disconnection, the control unit technology will incorporate a 12V/7A Ni-Cad rechargeable battery back-up system for a minimum of 8 hours. A mains failure signal should then be sent to the Monitoring Company who should then inform the site manager or installing company.
3.20	Provide visual warning signs to all elevations, which shall normally be fitted at a height greater than 4m above the pavement level at intervals no greater than 10m apart to all elevations where scaffold is erected and security signs are required.
3.21	An alarm system must be installed/dismantled as soon as the scaffold lift which it will be fixed to is erected /dismantled. Ensure the lift where the alarm is to be installed / dismantled is fully boarded, hand railed and with no one working overhead so the alarm engineer can work safely.
3.22	Allow for 24-hour call out service. In the event of an engineer required to attend site for emergency breakdowns and repairs, response must be within 4 hours from notification.

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3.23	Allow for the set-up of a manned response company and a provisional amount of £500.00 to cover any call out costs incurred to attend alarm activations; this is to be arranged by Panthera Security.
3.24	Upon full completion of the system being installed the installing company must issue an NSI Installation Certificate of Compliance to the contractors head office.
3.25	Provide visual warning signs to all elevations, which shall normally be fitted at a height greater than 4m above the pavement level at intervals no greater than 10m apart to all elevations where scaffold is erected and security signs are required. Note: the employer has 24 hour security at the property and securities phone number will be provided prior to commencement of work.
	<u>High Security Fencing</u>
3.26	Erect heavy duty galvanised wire mesh security panels (NOT Herras) to scaffold by PANTHERA SECURITY 0845 165 1234 to the first scaffold lift level to prevent unauthorised access. The mesh shall be a minimum wire thickness of 2.5mm and apertures of 12mm vertically and 70mm horizontally. It shall be clamped to the scaffolding by using scaffold couplings and shall be continuous with the first lift of boarding. The first lift of scaffold boards must be secured by fixing horizontal poles laid across the boards by the scaffold company
3.27	Provide double panel height where there are ground floor balcony railings or ledges, which intruders could use for climbing over the panels. If double panels cannot be fitted, utilise clamped scaffold boards or poles to restrict gaps to no more than 100mm on the whole of the first lift.
3.28	All mesh panels must meet the approval of the CA and if deemed unsuitable the panels will need to be replaced, prior to works commencing on site.
	Alternative means of access
3.29	The contractor is to allow to undertake works to the following buildings using a combination of access tower scaffolds and abseiling: - 35-53 Albany Street - Albany Street elevation - 11 St Andrews Place (all elevations) - Censors Room to 11 St Andrew's Place to be complete via mobile access towers and fall arrest systems. Contractor to submit summary of proposals at tender stage.
3.30	Contractor to provide all necessary protection to soft and hard surfaces around the building to support access equipment
3.31	Where areas cannot be reach by hydraulic platforms the contractor is to allow for abseiling from the main roof. Contractor to allow for all counter weights as necessary. Contractor to submit brief method statement with tender submission detailing proposals.
3.32	Contractor to allow for all fall protection to the Main College Building (11 St Andrew's Place) for carrying out the roof repair/replacement works. Contractor to submit brief outline of allowances at tender stage.

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4.0	DRAINAGE
	Existing Rainwater Goods and External Pipe work
4.1	Clean out all gutters and gullies and flush through.
4.2	Overhaul all external downpipes and guttering, flush through the whole system, allow to repair any leaking or open joints.
4.3	Rake out any loose cast iron joints and reseal with joint putty prior to redecoration.
	Above Ground Drainage Pipework
4.4	Cut out rusting section of cast iron downpipe and replace with cast iron to match existing in terms of size and appearance.
4.5	New pipework to include bolted connections onto existing pipework.
4.6	Prime all pipework and fittings and leave ready for redecoration, back to a smooth sound base.
4.7	Allow provisionally to replace the following quantities:
4.7.1	4" downpipe - Replace 2 nr 3m lengths
4.7.2	3" Waste Pipe - Replace 2 nr 3m lengths
4.8	Supply and fit leaf guards and ballons to the following areas:
4.8.1.	- 5 Nr. Leaf guards to the Nash Terrace and Jerwood Building
4.8.2	- 10 Nr. Outlet ballons to the Nash Terrace

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5.0	FLAT ROOFING WORKS
	11 St Andrew's Place
	Replacement
5.1	Supply and apply new Proteus ProFelt overlay system to the identified roof areas to the main college building. All works to be carried out in accordance with Proteus Specification by approved contractor as detailed in appendix B and C.
5.1.1	- Area 1 (main roof)
5.1.2	- Area 2 (main roof)
5.1.3	- Area 3 (lower roof box gutter)
5.2	Allow for a 15 year single point guarantee on the above works.
5.2.1	- Area 1 (main roof)
5.2.2	- Area 2 (main roof)
5.2.3	- Area 3 (lower roof box gutter)
5.3	Allow to scrape off and remove all rust deposits to the railing bases, treat any bare metal with rust inhibitor primer and paint the bases of the railings up to 50mm above balcony level with two coats of High Build Micaceous Iron Oxide paint.
	Lead Work
5.4	Provisional Item - allow to replace 10 lm of leadwork flashings with suitably graded lead in accordance with the lead rolled sheet associations recommendations.
5.5	Rake out lead work mastic to the lead flashings and re-fix new lead clips and re-seal with suitable lead mastic.
5.6	Replace all leadwork collars and flashings around flues, vents and apertures through the roof in suitable graded lead. Install in accordance with the Lead Rolled Sheet Associations recommendations.
5.7	Provisional Item - Remove existing leadwork flashings and aprons, and replace with new code 5 lead flashings to match the existing detail to the perimeter of the flat roof:
5.8	Wash down all leadwork including roof coverings, cover flashings, string course and coping coverings. Clean with proprietary lead sheet cleaner.
5.9	Allow to coat all leadwork with patination oil.

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6.0	PITCHED ROOFING WORKS
	<p>1-8 St Andrew's Place and 9-10 St Andrew's Place (see Slatech Roofing quotation appended)</p> <p>Main Roof Box Gutters & Valleys</p> <p>6.1 Remove the existing lead work dressings to the main roof box gutter. Supply and fit new suitably graded lead linings and flashing (in accordance with the lead rolled sheet associations recommendations) to the main roof box gutter. Allow for all preparation of existing surfaces as necessary. Provisionally allow for the following areas:</p> <p>6.1.1 - 1 Nr. Rear and front elevation box gutter between to 1-8 St Andrews Place</p> <p>6.1.2 - 1 Nr. Central valley to 1-8 St Andrew's Place</p> <p>6.1.3 - 1 Nr. Lead chute to the rear elevation of 1-8 St Andrews Place</p> <p>6.1.4 - 2 Nr. Lead chutes to the front elevation of the Jerwood Building</p> <p>6.2 Provisional Quantity - allow to re-fix 30lm of lead work flashings to the box gutters to the Jerwood Building, allow for all re-fixing with lead wedges and repointing with suitable lead mastic all in accordance with the lead rolled sheet associations recommendations.</p> <p>6.3 Provisional Quantity - Supply and fit 10lm of lead work flashing to the Jerwood Building. All lead work to exactly match existing and be installed in accordance with the Lead Rolled Sheet Associations recommendations.</p> <p>Slate Pitched Roofs</p> <p>6.4 Provisional Quantity - Provisionally supply and fit new Penrhyn Welsh slates to the following pitched roofs and mansard areas, allow for the removal of the existing slates back to the existing structure. Slates to exactly match the existing in all aspects (size, fixing, colour and finish), sample tile to be provided to the CA for approval and areas to be agreed:</p> <p>6.4.1 - 50 Nr slates to 1-8 St Andrew's Place</p> <p>6.4.2 - 15 Nr. Slates to 9-10 St Andrews Place</p> <p>6.4.3 - 20 Nr slates across all buildings</p> <p>6.5 Provisional Quantity - Allow to re-fix 30 Nr slipped slates across all properties. Extent of works to be agreed with the CA.</p> <p>6.6 Install 1 Nr. Lead work ridge capping between 1 and 2 St Andrews Place. Allow for removal of the existing and all installation in accordance with the Lead Rolled Sheet Associations recommendations.</p> <p>Roof Dormers</p> <p>6.7 Provisional item - Remove all existing deteriorated and split lead work to dormer roofs to the terrace of 1-8 St Andrew's Place. Supply and fit new suitably graded lead work and sub bases in accordance with the lead rolled sheet associations recommendations. All lead work to exactly match existing style.</p> <p>Roof Lights</p> <p>6.8 Provisional Item - Replace 2 Nr. Roof lights to the terrace of 1-8 St Andrew's Place. Contractor to allow for all sizing and supply of manufacturers details for review and approval by the CA prior to placing orders. Roof lights to exactly match existing. Allow for new lead work surrounds in suitably graded lead as part of replacement.</p> <p>6.9 Remove existing, supply and fit new lead work flashings to 2 Nr. Rooflights to 1-8 St Andrews Place. Allow for lifting the existing surround slates as necessary to install soakers. All lead work in accordance with the lead rolled sheet associations recommendations.</p> <p>Leadwork Flat & Pitched Roof Areas</p>

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6.10	Remove existing leadwork and supply and fit new suitably graded lead work to the following areas in accordance with the Lead Rolled Sheet Associations recommendations:
6.10.1	- Lead flat roof to 1 St Andrews Place plant room
6.10.2	- 2 Nr. Lead flat roofs to the rear elevation of 1-8 St Andrews Place
6.10.3	- Replace strip of lead work to 9-10 St Andrews Place front elevation pediment
6.10.4	- Replace section of pitched roof to 10 St Andrews Place abutting the chimney
6.10.5	- Replace lead upstand/cladding and capping between 9-10 St Andrews Place and Albany Street terrace
6.10.6	- Vertical lead cladding and window surrounds to 9 St Andrews Place
	Lead Work Generally
6.11	Remove existing leadwork and supply and fit new suitably graded lead work to the following areas in accordance with the Lead Rolled Sheet Associations recommendations:
6.11.1	- Install lead cap to chimney pot at 1-8 St Andrews Place
6.11.2	- Replace lead soaker and cover flashing to 1 Nr. Parapet wall (front and rear slopes) to 1-8 St Andrews Place
6.11.3	- Provisional Quantity - allow to re-fix 30lm of slipped lead flashings top 1-8 St Andrews Place
6.11.4	- Install lead sleeve around outlet at 2 St Andrews Place middle roof slope
6.11.5	- Replace lead cover flashing to the chimney stack at 9-10 St Andrews Place
	Leadwork Cleaning
6.12	Wash down all leadwork including roof coverings, dormer coverings, cover flashings, string course and coping coverings. Clean with proprietary lead sheet cleaner and treat with patination oil.
6.13	Allow to carry out sample areas of cleaning for approval by CA prior to cleaning to other areas.
6.14	Works to be carried out in strict accordance with Manufactures instructions and as per M&W clause H71.
6.15	Allow to coat all leadwork with patination oil.
	Roofing Generally
6.16	Provisional Sum - Allow a sum of £5,000 for general roofing repairs, extent of repairs to be agreed with the CA.

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7.0	EXTERNAL WALLS - 1-8 & 9-10 St Andrew's Place & Jerwood Building
	Coping Stones
7.1	Clean all coping stones to all parapet walls to remove all moss and lichen growth.
7.2	Rake out loose mortar and re-point all coping stone joints on all levels with stone mortar to match existing colour.
	Brick Replacement
7.3	Provisional Quantity - Cut out 30 No. existing defective bricks and dispose. Provide and bed in position new bricks to match existing and point in with mortar to match existing type, colour and profile.
7.4	The contractor is to provide three brickwork samples of the proposed brickwork for these or other brickwork works for approval prior to the commencement of the works. The samples to be produced a minimum of two weeks prior to these works commencing in order to allow proper consultation. Imperial sized bricks shall be sourced as necessary to provide as close a match as possible
	Brickwork Repointing
7.5	Provisional Quantity - Rake out and re-point 50 lm of brickwork joints/pointing to a full 20mm. Re-point using lime based mortar to match existing the existing in type, finish, appearance and texture. Contractor to provide a sample area for approval by the CA.
7.6	Contractor to confirm lm rate for repointing (Do Not Carry Forward).
7.7	Carry out HeliBar stitching repairs to the parapet party walls to the following areas, all works to be carried out in accordance with HeliBars recommendations:
7.7.1	- roof level parapet wall between 1 & 2 St Andrews Place
7.7.2	- roof level parapet wall between 4 & 5 St Andrews Place
7.8	Provisional Sum - Allow a sum of £2,500 for masonry repairs with HeliBar stitching. Extent of repairs to be agreed with the CA prior to undertaking works.
	Brickwork cleaning
7.9	Undertake light non abrasive clean of all visible brickwork. Method to be approved by CA prior to works commencing. Contractor to allow to undertake sample area of 1m2 for approval.
	Render Repairs
7.10	Cut back areas of defective stucco render to the following areas. All cutting back to be a square edge, allow to prepare backing brickwork to remove loose material and seal with PVA sealant. Re-render areas of repair to line through/ match existing and surrounding surfaces in terms of appearance and finish. All new render work to be lime based render to match existing as M&W Section M20. Thoroughly prepare and leave ready for redecoration
7.10.1	- Blistered decorations to the entrance of 9-10 St Andrews Place
7.10.2	- Blistered decorations to the parapet party wall roof between 6-7 St Andrews Place
7.11	Provisional Quantity - Cut back areas of defective render to a square edge allowing for 40 sqm. Prepare backing brickwork to remove loose material and seal with PVA sealant. Re-render areas of repair to line through/ match existing and surrounding surfaces in terms of appearance and finish. All new render work to be lime based render to match existing as M&W Section M20. Thoroughly prepare and leave ready for redecoration

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7.12	Provisional Quantity - Cut back 15 sqm of defective render to the main entrance portico. Thoroughly prepare existing surfaces back to sound sub bases / structure and seal with PVA sealant. Re-render areas of repair to line through/ match existing and surrounding surfaces in terms of appearance and finish. All new render work to be lime based render to match existing as M&W Section M20. Thoroughly prepare and leave ready for redecoration
7.13	The contractor is to carry out a hammer test to all suspected defective areas of render and highlight the areas to the CA for approval prior to hacking off areas.
7.14	Provisional Sum - Allow a sum of £2,000 for additional stucco and brick work repairs. Extent of works to be agreed with the CA.
Chimney Stacks	
7.15	Provisional Quantity - Allow for 10 lm of repairs to flaunching. Rake out and cut back areas of defect flaunching to a square edge and sound base. All new flaunching to exactly match the existing in terms of material, finish and colour.
7.16	Provisional Quantity - Allow to remove and replace for 5no. Chimney Pots to match existing material, size and type. Only to be replaced if strictly required. Extent of works to be agreed with the CA prior to commencing.
Lead Work	
7.17	Provisional Item - Supply and fit new first floor lead work cornice capping to 1-8 St Andrews Place. Allow for removing existing lead and thorough preparation of existing surfaces, install in accordance with the lead rolled sheet associations recommendations.

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8.0	EXTERNAL WALLS - 11 St Andrew's Place
	Note: All works to the above property are to be carried out by mobile access scaffold towers, scissor lifts and abseiling.
8.1	Carry out hammer testing to all areas of the mosaic tiling throughout the property and provide a report on the defective areas with accompanying costs.
8.2	Provisional Item - replace 30sqm of mosaic tiling, tiles are to be provided by the Employer. Allow for all fixing and grouting/pointing to match the existing. Trial area to be completed and agreed with the CA.
8.3	Wash down all mosaic tiling using warm soapy water and a brush. Contractor to carry out sample clean for approval by the CA.
8.4	Carefully rake out loose, cracked or hardened areas of mastic pointing. Prepare and neatly apply white mastic sealant to all joints between the window and door frames (Inc. sills) and brickwork surfaces and neatly strike off.
8.5	Provisional Item - Allow to rake out and renew window perimeter mastic to the Albany Street elevation of 11 St Andrew's Place. Allow for 50 lm of repairs, extent of works to be agreed with the CA following the initial inspection.
8.6	Provisional Item - Carry out Doff or similar approved cleaning to the walls of the Council Chambers. Contractor to carry out a 1 sqm example area for approval by the CA.
8.7	Contractor to remove all moss and lichen growths to the Wolfson Lecture Theatre.
8.8	Provisional Quantity - Allow to re-point 15 sqm of pointing in pigmented mortar to the Wolfson Lecture Theatre following moss and lichen removal. Extent of works to be agreed with the CA.
8.9	Provisional Sum - Allow a sum of £1,000 for carrying out repairs to the blow concrete lintels to the Wolfson Lecture Theatre. Extent of works to be agreed with the CA.
8.10	Provisional Item - Supply and apply Storm Dry (or similar approved) waterproof cream throughout all masonry to the Wolfson Lecture Theatre.

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9.0	EXTERNAL JOINERY REPAIRS
	General Repairs
9.1	Allow to ease and adjust all external doors and windows to ensure they are in working order without binding or catching and that all locks & latches engage.
9.2	Report to CA all windows that have historically been painted shut within first week of programme.
	Window Repairs
9.3	Provisional Item - Allow to replace 10 Nr sash cords to match existing type and material defective sliding sash windows, including any internal making good required to disturbed decorations.
9.4	Provisional Item - Allow to replace 10 Nr sash weights as part of rebalancing windows.
9.5	The contractor shall include in the following repairs for the making good of all disturbed surfaces internally to match existing, together with treating cut ends of joinery and knotting, priming and stopping and bringing forward all new work with two additional undercoats prior to including in general redecoration. All provisional quantities to be extended or deducted as directed by the CA
9.6	Window repairs: Provisional Items
9.6.1	Repair works to be undertaken using the Windowcare Systems timber repairs, works in accordance with Manufacturers specification. Window Care Systems Ltd 020 3225 4058. Info@windowcaresystems.co.uk
9.6.2	Allow for Repair Care to inspect and carry out a schedule of repairs to all windows throughout once the scaffold has been erected. Report to be provided to the CA with accompanying costs at the earliest possible opportunity.
9.3	Joint repairs - Repair method P2. Cut out existing joints to a depth and width of 10mm and apply a Conservation Joint Repair Method P2 to the joint. Allow repairs not to exceed more than 30%:
9.3.1	Size of joint 50 mm - Allow 40 nr
9.3.2	Size of joint 100 mm - Allow 20 nr
9.3.3	Size of joint 200 mm - Allow 20 nr
9.4	Failed Putties - Remove all lower and vertical putties and replace with dry seal Elastic Glazing Compound - Repair Method PG2. Allow 60 l.m (to modern glazed windows only, all existing linseed putty windows to be replaced on a like for like basis).
9.5	Face Splice to Cill - Remove decayed section of cill back to line of window frame and renew face section of timber with new section of cill to match existing profile - Repair Method C4:
9.5.1	Allow for new hardwood cills
9.5.2	In sections not exceeding 500mm - Allow 8 Nr
9.5.3	Full width cill repairs - Allow 8 Nr
9.6	Face splice of timbers - Remove decayed section of timber frame and renew with new section of timber to match existing profile - Repair Method C4
9.6.1	Size 600mm long x 38mm wide by 38mm deep - Allow 8 Nr
9.6.2	Size 600mm long x 50mm wide by 50mm deep - Allow 8 Nr
9.6.3	Size 600mm long x 75mm wide by 75mm deep - Allow 8 Nr
9.7	Resin Only Repairs - Remove decayed section of window frame back to sound timber. Treat exposed timber and repair frame with Dry Flex Repair Compound formed to the shape of the existing timber - Repair Method C1 or C3
9.7.1	Size of repair 0.25 set (100cc) - Allow 8 nr
9.7.2	Size of repair 0.50 set (200cc) - Allow 8 nr
9.7.3	Size of repair 0.75 set (300cc) - Allow 8 nr

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9.8	Repair works to be undertaken using the Windowcare Systems timber repairs, works in accordance with Manufacturers specification. Window Care Svstems Ltd 020 3225 4058. Info@windowcaresvstems.co.uk
9.9	Provisional Sum - Allow a sum of £3,000 for window repairs generally to the Nash Terrace, Jerwood Building and William Harvey House. Extent of works to be agreed with the CA.
9.10	Provisional Item - rake out all widow putty throughout. Thoroughly prepare existing surfaces and apply new putty throughout to match existing profiles and style. Leave ready to received decorations.
9.11	Provisional Sum - Allow a sum of £2,000 for window repairs to the main building at 11 St Andrews Place. Extent of works to be agreed with the CA.

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10.0	EXTERNAL AREAS
	Front garden area and basement externals
10.1	Pressure wash to the front entrance steps and lower ground floor lightwell throughout.
10.2	Provisional Sum - Allow provisional sum of £500 for repairs to stone steps
	Railings
10.3	Provisional Item - Provisionally allow to supply and fit 2 Nr finials to match existing railings. New to exactly match existing, allow for removal of 1 Nr. existing and forming new casting. Fit new and removed finials.

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11.0	REDECORATION
	<p>Generally</p> <p>11.1 The external redecoration is to include for the complete redecoration of all new and existing surfaces where currently or usually painted to all elevations at all levels.</p>
	<p>Preparation</p> <p>11.2 Where necessary, allow to strip off all existing paint from surfaces to include timber, metal, masonry and other decorated surfaces, back to a sound base and prepare for and bring forward all surfaces specified, including feathering, priming, sealing, undercoating as recommended by paint manufacturers prior to general redecoration.</p>
	<p>Timber</p> <p>11.3 Scrape or chemically strip all loose and flaking paint. Feather all edges and thoroughly sand smooth and key, clean down with fungicidal wash, prepare and paint all presently painted, repaired or brought forward timberwork and apply 2no undercoats and 1no topcoat in Dulux Weathershield paint in colour to match existing.</p>
	<p>Metal finishes including Metal Railings, Stairs, Gutters, Downpipes and other metalwork</p> <p>11.4.1 Remove loose and flaking paint. Feather all edges and rub down, prepare, fill and make good as necessary, all existing and new metal work to be painted and decorate with rust inhibitor, primer, undercoat and two coats of good quality oil based gloss.</p> <p>11.4.2 Redecoration to be undertaken to all previously painted and new metal surfaces including front terrace railings, front and rear lightwell stair handrails, balcony railings, new rear terrace railings, gutters including internal surfaces, and all downpipes.</p>
	<p>Render, stonework and brickwork to all areas</p> <p>11.5.1 Thoroughly clean down with fungicidal wash, remove all loose and flaking paint, prepare, and paint all presently painted, repaired or brought forward rendered and stone surfaces with Dacrylate Acrylic Masonry paint system reference 59 line as below. colour to match existing.</p> <p>11.6 Works are to include all previously painted surfaces to the party walls at roof level to the front and rear pitches of the roofs and all elevations.</p> <p>11.7 Acrylic Sealer for Masonry to new or stripped paint finishes Surface Preparation in accordance with manufacturers recommendations. New rendering : Ensure completely cured and dry, remove all dust, friable material, etc., to give a clean, dry sound and smooth substrate. Old rendering where previously paint burnt-off : Thoroughly scrape and wire brush to remove all burnt paint, carbon deposits, etc., to leave clean, sound and smooth substrate. Application in accordance with manufacturer recommendations. Stir well before use. Apply by brush, ensuring complete coverage and penetration into crevices, rough profiles, etc.</p> <p>11.8 Acrylic Masonry Undercoat - 1 coat Surface Preparation in accordance with manufacturer recommendations: When used over existing paint film, ensure old paint is clean with good adhesion to substrate Application in accordance with manufacturer recommendations. Apply by brush to a wet film thickness of approximately 100 microns to achieve a dry film thickness of 40 microns</p> <p>11.9 Acrylic Masonry Finish - 2 coats Surface Preparation in accordance with manufacturer recommendations. Previously painted and sealed surfaces should be coated with one coat of Dacrylate Acrylic Masonry Undercoat followed by two coats of Dacrylate Acrylic Masonry Finish Application in accordance with manufacturer recommendations.</p>

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Apply by brush to a wet film thickness of approximately 100 microns to achieve a dry film thickness of 40 microns

Dacrylate Paints Ltd, Lime Street, Kirkby-in-Ashfield, Nottingham, NG17 8AL.
Tel: 01623 753845, www.dacrylate.co.uk

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12.0	CLEANING AND TIDYING
	Windows
12.1	Allow for externally cleaning and polishing all window glazing on completion just prior to removal of scaffold.
	Pest Control
12.2	On completion of all external works allow to re-instate all existing pigeon spikes to exactly match the existing locations and arrangements.
	Horizontal Surfaces
12.3	On completion or as scaffold is removed, allow for cleaning down all horizontal surfaces to remove loose debris, dust, dirt, vegetation and paint splashes. These surfaces should include sills, cutters, pavement areas, stairs and the like.
	External Cables
12.4	Provisional Item - Allow the provisional sum of £200 to investigate and tidy all existing cables to the front rear and side elevations of the building including basement lightwell and at around floor level. Works to be instructed by CA on site.
	Glazing
12.5	Provisional Item - Allow provisional sum of £1,000 for replacement of modern window glazing. Only to be expended on approval in writing from the CA. Contractor should seek instructions for any repairs to historic window repairs.
	Portico light fittings over external entrance landings.
12.6	Allow to clean and polish the portico light fitting on completion.

SECTION 3 - SCHEDULE OF WORKS



St Andrew's Place - External Repair & Redecoration Works 2020	
13.0	COMPLETION
13.1	Allow to provide all necessary documentation in accordance with the M&W section including O&M Manual and H&S file.
14.0	CONTINGENCY SUM
14.1	The Contractor is to include the Contingency Sum of £25,000 to be expended in whole or in part only on the specific written instructions of the Contract Administrator.