

3.0.00		THE WORKS 1 - 12 ILCHESTER MANSIONS		
3.0.01	Generally	The works comprise the routine external repair, cleaning and complete external redecoration of a Victorian mansion apartment block. Also, minor repairs and partial redecoration of common parts.		
3.0.02	Occupation	Throughout the works the residents will remain in occupation. The contractor should therefore make due allowance for any additional works and temporary protection, etc. to minimise disruption to and facilitate the residents' habitation.		
3.0.03		The contractor is to provide a single competent foreman on site for the entire duration of the works for Client/Supervising Officer liaison who is capable of receiving and effectively actioning instructions. The foreman may be a working foreman.		
3.0.04	Scaffolding	Provide erect and maintain a fully independent tubular scaffold to all elevations of the building, including the internal lightwell, as required; scaffold to be correctly tied into the building. The contractor is to ensure that the scaffold fully meets all necessary safety requirements and all necessary approvals are to be obtained. On completion of the works the scaffold is to be carefully struck and any making good and/or touching up is to be undertaken by the contractor. The scaffolding contractor is to take due care and attention not to damage the garden planting, fences and trellis work.		
3.0.05	Scaffold Security	The Contractor is to show here his additional price for providing security to the scaffold with a UBX Intruder detection, audible alarm and remote signalling electromagnetic energy field and acoustic oscillator detector system or equal and approved by the Supervising Officer. UBX Security Plc 153 Westbourne Grove London W11 2RS Tel: 020 7229 0999 Fax: 020 7792 4999		

3.0.06		The Contractor is to show here his additional price for providing temporary security to the scaffold during erection and striking with a UBX Intruder detection, audible alarm and remote signalling electromagnetic energy field and acoustic oscillator detector system or equal and approved by the Supervising Officer.		
3.0.07	Scaffold Lighting	The contractor is to provide temporary lighting to the scaffold to provide safe night time access and egress for the residents to the front and rear of the property.		
3.0.08	Scaffold Safety	The bottom lift of scaffolding is to be double boarded and underlined with reinforced polythene sheeting to minimise the amount of debris falling through the scaffold. The reinforced sheeting is to be extended vertically to the underside of the second lift of boards. All ladders are to be locked away above the first lift of scaffold at the end of each working day.		
3.0.09	Scaffold Grilles	The contractor is to provide and fix wire mesh security panels to the vertical face of the scaffold between the first and second lift of boarding.		
4.0.00		MAIN ROOF LEVEL		
4.0.01	Generally	The Works comprise minor building work repairs and maintenance to the asphalt roof coverings.		
4.0.02		All leadwork to be completed strictly in accordance with the printed recommendations of: - The Lead Sheet Association Hawkwell Business Centre Maidstone Road Pembury Tunbridge Wells Kent TN2 4AH Tel: 01892 822773 Fax: 01892 Email: leadsa@globalnet.co.uk All new leadwork to be treated with one coat patination oil each side prior to fixing. All leadwork (including new) to be cleaned and treated with one coat of patination oil upon completion of the works.		

4.0.03		<p>All asphalt roofing works to be completed strictly in accordance with the printed recommendations of: -</p> <p>The Mastic Asphalt Council 8 North Street Ashford Kent TN24 8JN</p> <p>Tel: 01233 634411 Fax: 01233 634466</p>		
4.0.04		<p>All render and mortar repairs are to be completed with Hydraulic Lias Limes Limited HL2 Blue Lias Hydraulic Lime Render (1:2) and mortar (1:3) respectively. Mixed and applied strictly in accordance with the manufacturer's instructions and BBA Certificate No. 99/3581 Detail Sheets 2 & 3, see Appendix I.</p> <p>Hydraulic Lias Limes Limited Tout Quarry Charlton Adam Somerset TA11 7AN</p> <p>Tel: 01458 883179 Fax: 01458 224409</p>		
4.1.00		Roof Garden		
4.1.01	Generally	<p>The roof garden is in the private ownership of Mr Richard Potts, Flat No.12 Tel: 020-7376 1096 (h) 020-7187 2383 (w) 07785-786615 (mobile) richard.potts@panmure.com</p> <p>The Contractor must allow for close liaison with the owner when dealing with the fixtures, fittings and planting of the roof garden.</p> <p>During consultations the owner has made it known that the roof garden is really only of significant use during the summer months, June to September (inclusive) and has requested that the works to the roof avoid these months in so far as is practicable. This request must be reflected in the programme and the work to the roof programmed outside this period. Therefore if the works are commenced in the Spring the roof works should be completed first; scaffolding and programming must allow for this.</p>		

4.1.02		<p>The Contractor is to allow for the preparation of, and obtain written agreement from the owner, of the following information in respect of the roof garden prior to commencing the works: -</p> <ul style="list-style-type: none"> • Record drawing • Photographic record • Schedule of condition of the fixtures and fittings • 3no copies to be provided <p>The above record documents are to be provided either by the original landscape garden company, or by Emma Plunkett, 57 Sinclair Road, London W14 0NR Tel: 020 7376 1096. Mobile: 07770-885464 e-mail: plunketdesign@aol.com</p> <p>The owner has requested a pre-contract meeting on the roof with the selected contractor to discuss the practicalities of what is proposed and how cost and inconvenience can be minimised.</p>		
4.1.03		<p>Allow for the careful removal of the garden furniture prior to commencement of the works, on site storage and protection and reinstatement upon completion of the works.</p> <p>All furniture to be cleaned when reinstated.</p>		
4.1.04		<p>Allow to employ a specialist landscape subcontractor to: -</p> <ul style="list-style-type: none"> • Prepare a schedule of condition for the plants, pots etc. and obtain written agreement to the schedule from the owner • Remove the plants, pots etc. from site prior to commencement of the work • Protect, store and maintain the plants whilst off site • Reinststate the plants, pots etc. upon completion of the works including any making good that is required to the wire support systems • Carefully disconnect the specialist watering systems prior to commencement of the works, protect and store; reconnect upon completion of the works <p>Where it is not practical to remove certain plants from the roof the contractor may, subject to discussions with the owner and surveyor, and subsequent written agreement from the surveyor, move the plants around the roof in order to avoid the areas being worked on.</p>		

4.1.05		Allow for the careful removal of the timber decking prior to commencement of the works, on site storage and protection; reinstatement upon completion of the works.		
4.1.06		Allow for the careful removal of the timber "wicker" panels to the roof level railings prior to commencement of the works, on site storage and protection, reinstatement upon completion of the works.		
4.1.07		Remove gravel infill areas at roof level and dispose off site. The surveyor would entertain any proposal for salvaging and reuse of the gravel provided that it is of no less quality than existing and in no way contaminated by the building works.		
4.1.08		Upon completion of the works reinstate the gravel infill areas with new 20mm nominal size "Cotswold" limestone chippings, 60mm deep.		
4.2.00		Repairs at Roof Level		
4.2.01	Front Party Wall Chimney	Rake out defective pointing to all faces of the front, side & rear faces of the chimney, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing. Leave ready to receive decorations.		
4.2.02		Carefully cut out 5no new and previously repaired cracks in the render band and flaunching. Re-point in Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joint with existing.		
4.2.03	Central Chimney Adjacent to Lightwell	Rake out pointing to all faces of the chimney above the projecting band course, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
4.2.04		Carefully cut out 3no cracks in the flaunching. Re-point in Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joint with existing.		
4.2.05		Carefully cut out 1no crack in the mortar fillet over the projecting band. Re-point in Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joint with existing.		
4.2.06	Central Chimney to North	Rake out pointing to all faces of the chimney above the projecting band course, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing. Leave ready to receive decorations.		

4.2.07		Carefully cut out 3no cracks in the flaunching. Re-point in Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joint with existing.		
4.2.08	Rear Party Wall Chimney	Rake out defective pointing to all faces of the front, side & rear faces of the chimney, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
4.2.09		Carefully cut out 7no cracks in the flaunching. Re-point in Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joint with existing.		
4.2.10	Rear North Chimney	Carefully cut out 4no cracks in the flaunching. Re-point in Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joint with existing.		
4.2.11	Front North Chimney	Carefully cut out 10no cracks in the flaunching. Re-point in Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joint with existing.		
4.2.12	Staircase Enclosure	Remove all aluminium perimeter roof trims and timber fascias; dispose off site.		
4.2.13		Neatly cut back and remove asphalt roof finishes for a width of 250mm where roof trims and fascias have been removed; dispose off site.		
4.2.14		Construct new fascia and drip detail comprising: - <ul style="list-style-type: none"> • BS747 type 1F sarking felt undercloak dressed behind full depth of new fascia and 150mm over the roof, fixed with aluminium clout nails • 25x225mm treated PAR softwood fascia, fixed with plugs and sheradised screws to brickwork. Primed finish. Leave ready to receive decorations • 38x50mm treated sawn softwood drip batten, fixed with sheradised screws to top of fascia <p>Note: - Roofing finish and flashings measured elsewhere.</p>		
4.2.15		Remove defective rainwater hopper to the south side of the stair enclosure roof; dispose off site.		
4.2.16		Supply and install new black upvc rainwater hopper and outlet pipe to match the arrangement on the north side.		

4.2.17		Rake out defective pointing to south wall of the staircase enclosure and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. Leave ready to receive decorations.		
4.2.18		Remove roof access door and frame. Dispose of frame off site. The door, complete with hinges, locks, bolts etc is to be retained for re-use. The notice on the door to the roof (stating the ownership of Flat 12) is to be set aside and refixed on the new door to the roof.		
4.2.19		Neatly cut back asphalt roof finish to a depth of 250mm in front of the threshold. Dispose off site.		
4.2.20		Raise existing door threshold with 100x100mm treated sawn timber, fixed with sheradised screws and plugs to top of existing threshold.		
4.2.21		Following the installation of roofing finish and flashing (measured elsewhere). Supply and install new door frame and re-hang the original door, comprising: - <ul style="list-style-type: none"> • 100x75mm treated PAR softwood rebated door frame with 150x50mm hardwood splayed sill. Frame to be securely fixed to brickwork with proprietary frame fixings. Primed finish ready to receive decorations • Cut down existing door to suit new frame including new lippings as required • Re-hang door utilising existing ironmongery and refix notice. 		
4.2.22		To the internal face of the raised timber threshold. Supply and install softwood moulded skirting closely to match existing, height to suit new threshold. Fix with sheradised screws to timber. Primed finish. Leave ready to receive decorations.		
4.2.23		Allow the PROVISIONAL SUM of £1,000.00 for repairs to defective parapet brickwork. Upon the written instructions of the Supervising Officer.	1,000	00

4.3.00		Roofing Works		
4.3.01	Staircase Enclosure	Form new perimeter drip detail over new fascias, comprising: - <ul style="list-style-type: none"> • Code 4 lead flashing 250mm girth with welted bottom edge dressed over drip batten to give 100mm downstand • Stainless steel expanded metal lath reinforcing strip 200mm wide • Form new roof perimeter with neatly arrissed edge in 20mm thick, 2 coat Mastic asphalt BS6925 Type R988, on felt isolating membrane. Flush joint to existing asphalt roofing 		
4.3.02		Form new skirting detail under roof access door threshold, comprising: - <ul style="list-style-type: none"> • Code 4 lead flashing 200mm girth dressed over threshold raising timber and under the new door frame, to give 100mm downstand • Stainless steel expanded metal lath reinforcing strip 3000mm wide fixed to timber raising piece and dressed down onto main roof • Form new angle fillet and skirting up to underside of sill with 13mm thick, 3 coat Mastic asphalt BS6925 Type R988. Extend finish with 20mm, 2 coat work on felt isolating membrane, to form flush joint with existing asphalt roofing 		
4.3.03	Coping Repairs	Neatly cut back asphalt coping finishes to expose fixings for aluminium edge trims. Securely re-fix edge trims and re-lay 20mm thick, 2 coat mastic asphalt BS6925 Type R988, on felt isolating membrane. Flush joint to existing asphalt coping. <p>In the following locations: -</p> <ul style="list-style-type: none"> • Front elevation coping to south of staircase enclosure • Front elevation to north side of north bay window 		
4.3.04		Heat treat the asphalt to all of the parapet copings, the vertical faces of the parapet walls, the staircase enclosure roof and the main roof area, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		

4.3.05		<p>Prepare and paint two coats "Solarflect" solar reflective paint to all of the exposed areas of the parapet copings, the vertical faces of the parapet walls, the staircase enclosure roof and the main roof area, including skirtings, upstands, drips, gutters and the like.</p> <p>RIW Limited ARC House Terrace Road South Binfield Bracknell Berks RG42 4PZ Tel: 01344 861988 Fax: 01344 862010</p>		
4.4.00		Roofing Work Generally at all Roof/Terrace Levels		
4.4.01		Allow closely to inspect all lead flashings. Redress and re-point as necessary with grey silicone mastic.		
4.4.02		Clean and apply one coat of patination oil to all existing leadwork.		
4.4.03		Provide wire/upvc cowls where missing or damaged as appropriate, to all SVPs, RWPs, hoppers etc. at all levels.		
4.4.04		Sweep out all leaves and accumulated debris from the roof level to ensure that the scuppers, outlets, and downpipes for the entire rainwater system at all levels are free flowing.		
4.4.05		Neatly clip or tie all loose and trailing cables at all roof levels as necessary. Remove all obviously redundant cables. Inspect all cable entries and allow to re-seal as necessary.		
5.0.00		LOWER ROOFS & BALCONIES		
5.0.01	Generally	The Works comprise general repairs.		
5.1.00		Entrance Portico		
5.1.01		Heat treat the asphalt to all exposed areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
5.1.02		Prepare and paint two coats "Solarflect" solar reflective paint to all of the exposed areas, including skirtings, upstands, drips, gutters and the like.		

5.1.03		Redress lead capping to parapet of portico roof.		
6.0.00		INTERNAL LIGHTWELL		
6.0.01	Generally	The lightwell was inspected from the roof. Defective pointing was noted in some areas of the glazed brickwork. A closer inspection is required from the scaffolding to ascertain the exact nature and extent of the repairs required.		
6.0.02	Repairs	Remove damaged pigeon netting from the top of the lightwell; dispose off site.		
6.0.03		Upon completion of the works supply and install new 50x50mm polymer treated UV resistant pigeon netting over the lightwell, with stainless steel bearer wires and strainers.		
6.0.04		Allow the PROVISIONAL QUANTITY of 65m ² to rake out defective pointing to the glazed brickwork, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.0.00		FRONT ELEVATION		
7.0.01	Generally	Works comprise cleaning and repairs to brickwork at upper floor levels.		
7.1.00		Brickwork Repairs to Front Elevation		
7.1.01		The brick type is to be agreed with the Supervising Officer prior to the commencement of the works. The Contractor's attention is drawn to the fact that many of the new bricks are special shapes, that will be on an extended delivery period. 6 - 8 weeks is to be expected.		
7.1.02		Carefully cut out damaged or defective brickwork to a half brick depth; dispose off site. Supply and lay new brickwork exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Care should be taken to ensure that the continuity of the original brick bonding is maintained. All new brickwork is to be accurately aligned with the existing brickwork. To the following areas: -		

7.1.03		Fourth floor level, to the full width of the central section of the north bay window. Cut out and replace the moulded brick cornice and the projecting brick course under.		
7.1.04		Third floor level, to the full width of the flat arch feature in the principal cornice over the central window. Cut out and replace the moulded bricks to the top course of the flat arch detail.		
7.1.05		Third floor level, flat arch feature in the principal cornice over the central window. Cut out and replace 2no moulded bricks in the third course down of the flat arch detail.		
7.1.06		Third floor level, principal cornice to right side of north bay window. Cut out and replace 3no moulded bricks in the third course down of the cornice detail.		
7.1.07		Second floor level, to left of central window just above transom level. Cut out and replace 1no damaged brick.		
7.1.08		First floor level, to right side of south bay window, cable entry by alarm box. Cut out and replace 1no damaged brick.		
7.1.09		First floor level, above central window right side mullion. Cut out and replace 1no damaged brick.		
7.1.10		First floor level, above central window right side mullion in cornice band course. Cut out and replace 1no damaged moulded brick.		
7.1.11		Allow the PROVISIONAL QUANTITY of 10no to cut out and replace special moulded bricks.		
7.1.12		Allow the PROVISIONAL QUANTITY of 15no to cut out and replace standard bricks.		
7.1.13		Rake out defective pointing to brickwork at basement level to right side of north bay window, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.1.14		Rake out defective pointing to brickwork panel under the right side north bay window at basement level, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		

7.1.15		Allow the PROVISIONAL QUANTITY of 5m to rake out plain faced or moulded brickwork, and "snag point" with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.1.16		Allow the PROVISIONAL QUANTITY of 5m ² to rake out defective pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.1.17		To the internal and external faces of the front entrance portico, rake out thin joint pointing, and re-point with 1 year old Buxton lime putty. Pointing to match existing. Note: - A small test panel, forming part of this work, will be required for the approval of the Supervising Office prior to commencing the full scope of this work		
7.1.18		Employ a specialist contractor to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used. To the following areas: - <ul style="list-style-type: none">• Full width of the building above fourth floor window heads• Third floor level principal cornice Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.		
7.2.00		General Repairs to Front Elevation		
7.2.01		Hack off render capping to principal cornice above the third floor central window flat arch detail and re-render with Blue Lias Hydraulic Lime Render (1:2) exactly to match existing in profile and texture. Form neat undercut joints to existing render. Leave ready to receive decorations.		

7.2.02		<p>Carefully cut back damaged stonework to window sill edges. Make good surface irregularities, cracks, etc. and scabble to form a key. Reinststate sill detail using Fosroc Nitomortar HB epoxy mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing. Finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations.</p> <p>Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL 01827 262222 01827 262444</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Third floor level, North bay window, right side of central sill • Second floor level, North bay window, full length of central sill • Second floor level, South bay window, left side of central sill 		
7.2.03	Main Entrance Steps	Carefully cut out damaged section of riser to bottom step and replace with new closely to match existing, bedded and pointed in white cement lime mortar (1:1:6), flush joint to existing.		
7.2.04		<p>Replace 10no missing mosaic tiles to front step closely to match existing, bedded and pointed in white cement lime mortar (1:1:6).</p> <p>(The contractor may wish to seek a price from London Mosaic Restoration: 07957-230873 but is not restricted to this company).</p>		
7.2.05		Rake out and re-point joint between marble riser and mosaic in white cement lime mortar (1:1:6.)		
8.0.00		FRONT LIGHTWELL		
8.0.01	Generally	Works comprise cleaning and repairs to brickwork.		
8.0.02		Clear all rubbish and debris from the pavement vaults, dispose off site.		

8.0.03		Remove all weed/plant growth from the retaining walls including root systems and dispose off site. Treat infected areas with weed killer.		
8.0.04		Rake out defective pointing to the north retaining wall and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Leave ready to receive decorations.		
8.0.05		Rake out defective pointing to the pavement vault reveals of the retaining wall, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
8.0.06		Rake out joints of all glazed brickwork, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
8.0.07		Employ a specialist contractor to wash down the existing glazed brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.		
8.0.08		<p>Hack off damaged render to lightwell kerb under front railings and re-render with Blue Lias Hydraulic Lime Render (1:2) exactly to match existing in profile and texture. Form neat undercut joints to existing render. Leave ready to receive decorations.</p> <p>To the following locations: -</p> <ul style="list-style-type: none"> • Step in kerb at junction with adjoining property • Curved section to south of main entrance • Curved section to north of main entrance • North corner of lightwell 		
8.0.09		<p>To the north corner of the front railings.</p> <p>Clean out the original mortice pockets at the base of 2no damaged balusters. Weld extensions onto 2no square railing balusters to match original size and profile joint to be ground to a smooth finish. Re-fit into prepared mortices; grout with an epoxy mortar. Primed finish, ready to receive decorations.</p>		

8.0.10		To the north corner of the front railings. Clean out the original mortice pockets at the base of lno damaged baluster. Straighten damaged baluster. Re-fit into prepared mortices and grout with an epoxy mortar. Primed finish, ready to receive decorations.		
8.0.11		Reinstate cast iron vent grille with mica flap to vent pipe within lightwell.		
9.0.00		NORTH ELEVATION		
9.0.01	Generally	Works comprise repairs to brickwork and soil and vent pipework.		
9.0.02	Brickwork Repairs	Make good recessed area of brickwork behind corner soil stack just above ground floor window head height. Cut tooth and bond in new brickwork to match existing in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.03		Rake out pointing to joint under first floor window on the return (West) elevation, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.04		Scrape off all moss and lichens etc. to walls, sills and horizontal pipework at basement level, pressure wash and treat with an anti fungicidal solution. Remove all debris.		
9.0.05	Pipework Installations	Carefully remove the cast iron SVP stack in the corner junction of North and return (West) elevation; dispose off site.		
9.0.06		Remove all fixing plugs etc. from old SVP installation, make good brickwork with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.07		Install new 110mm diameter black upvc SVP stack to replace the original, including new rainwater hopper head. Ensure all existing pipework is properly connected and sealed using proprietary bosses, fittings, adaptors etc.		
9.0.08		Repair and reseal the leaking joint on the central SVP at first floor window sill height.		
9.0.09		Lengthen overflow pipe through blocked off basement window with an appropriate material to match existing, to project 200mm past the line of the brick wall. Finish with a neat 45° splay cut.		

10.0.00		REAR ELEVATION		
10.0.01	Generally	Works comprise repairs to brickwork and soil and vent pipework.		
10.0.02	Brickwork Repairs	Make good previously repaired area of brickwork at fourth floor window level height at north side of elevation. Cut tooth and bond in new brickwork to match existing in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
10.0.03		Rake out defective pointing at basement window head level adjacent to SVP between the 2 nd & 3 rd windows in for the north elevation, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
10.0.04		Allow the PROVISIONAL SUM of £2,000 for repairs to defective soil and vent pipework on the rear elevation. Upon the written instructions of the Supervising Officer.	2,000	00
11.0.00		ELEVATIONS GENERALLY		
11.0.01		Clean out drips to stone window sills.		
11.0.02		Unblock/clear all air bricks to ensure unrestricted airflow.		
11.0.03		Replace all damaged or missing boiler/ventilation cowls/grilles.		
11.0.04		Neatly clip or tie all loose and trailing cables as necessary and remove all obviously redundant cables. Inspect all cable entries and allow to re-seal with silicone mastic as necessary.		
11.0.05		Cut back excessively long projecting overflow pipes with a neat 45° splay cut to approximately 150-200mm long.		
11.0.06		Lengthen short projecting overflow pipes to approximately 150-200mm long with appropriate material to match existing; finish with a neat 45° splay cut.		
11.0.07		Hack out loose and defective pointing to the reveals of all openings abutting timber frames. Re-point in cement lime mortar (1:1:6) all gaps in excess of 5mm and leave ready to receive polysulphide mastic pointing. Gaps less than 5mm to be left ready to receive polysulphide pointing.		

		<p>Note: - Expandafoam filler may be used to fill excessively large gaps, under the direction of the Supervising Officer.</p> <p>Polysulphide mastic pointing is included in the External Redecorations section of the specification.</p>		
11.0.08		Clean out all external light fittings, inspect and allow to leave in good working order.		
11.0.09		<p>Clean down entryphone consoles and replace all identity labels in entryphone system with neatly typed labels.</p> <p>Note: - A list of all occupants is available from the Supervising Officer.</p>		
12.0.00		EXTERNAL WORKS		
12.0.01		Scrape off all moss and lichens etc. to all paved areas, entrances and steps, pressure wash and treat with an anti fungicidal solution. Remove all debris and sweep clean.		
13.0.00		UNDERGROUND DRAINAGE		
13.0.01		Lift all manhole covers and gully gratings, clear out all debris and flush through to ensure that all drains are free flowing. Re-grease manhole covers to maintain seal.		
14.0.00		EXTERNAL REDECORATIONS		
14.0.01	Generally	The external redecorations are to include for all items that have been previously or are usually decorated to all of the roof and external elevations of the building including garden walls, vaults, vault & store doors (both sides whether previously or not), boundary railings and gates, piers and such like.		
14.0.02		Remove all existing ironmongery, light fittings etc. as required to facilitate redecorations, label, polish and refit on completion of the redecoration works. Ensure that all light fittings are in working order on completion.		
14.0.03		Allow to decorate the previously undecorated sections of grey and/or black upvc pipework in the SVP stacks and cast iron air bricks in brickwork walls.		

14.0.04		<p>Allow carefully to remove, protect and reinstate on completion, all existing decking, trellis work, decorative pots, features fixed to walls/railings etc. free standing tubs, pots, garden furniture and the like. All reasonable care should be exercised when transporting occupiers' fixtures and fittings.</p> <p>Note: - Climbing plants directly attached to walls are to be carefully removed prior to decorations and re-fixed upon completion using straining wires and eyes plugged and screwed to walls.</p>		
14.0.05		All windows and doors are to be painted open. All opening edges are to be painted.		
14.0.06		All cracks in render and stonework are to be cut out to form a "V" joint and made good with an exterior quality filler and rubbed down to form a smooth continuous surface with adjoining materials. Texture and profile to match existing.		
14.0.07		Crevices and nail holes in timber shall be stopped with an exterior quality filler and rubbed down to form a smooth continuous surface with adjoining materials.		
14.0.08		All knots shall be treated with "Shellac" knotting dissolved in methylated spirit and free from resin or naphth.		
14.0.09		No exterior or exposed painting shall be carried out under adverse weather conditions such as extremes of temperature, or during rain, fog etc.		
14.0.10		No paint shall be applied to surfaces structurally or superficially damp. All surfaces to be free from condensation, dust and dirt etc. before the application of each coat.		
14.0.11		Each coat when dry shall be properly rubbed down before the application of the following coat. Any new paintwork found to be defective is to be well rubbed down to remove blemishes and a further coat of finishing paint applied.		
14.0.12		All preservative/decorative wood stains are to be manufactured by Sadolin UK Ltd, from their "Classic" range, or equal and approved by the Supervising Officer, unless noted otherwise.		

		All colours to be agreed with the Supervising Officer prior to commencement.		
14.0.13		<p>All other paints and decorative materials are to be selected from the Johnstone's range or equal and approved by the Supervising Officer, unless noted otherwise.</p> <p>All colours to be agreed with the Supervising Officer prior to commencement.</p> <p>Kalon Limited Huddersfield Road Birstall Batley West Yorkshire WF17 9XA</p> <p>Tel: 01924 354100 Fax: 01924 354101 Web: www.kalon.com</p>		
14.0.14		<p>Where the removal of existing defective paintwork is specified by hot work i.e., "burning off" or chemical stripping, defective paintwork to reveals, heads and sills of door and window openings and from timber door and window frames and sills, fascias and soffits shall only be removed by a suitable paint stripper.</p> <p>All "burning off" shall only be undertaken by suitably qualified operatives who have been fully trained in the company's site safety policy.</p> <p>All "burning off" operations are to be constantly supervised by a member of the site management team and "burning off" must cease at least two hours before the site is vacated for the day.</p>		
14.0.15	Redecoration Works	<p>Allow to burn off the following areas of masonry paint, prepare and apply one coat Johnstone's Stormshield Quick Drying Stabilising Solution.</p> <ul style="list-style-type: none"> • NO BURNING OFF IS REQUIRED 		
14.0.16		<p>Allow to burn off the following areas of gloss paint, prepare and apply one coat Johnstone's Stormshield Flexible Primer Undercoat.</p> <ul style="list-style-type: none"> • NO BURNING OFF IS REQUIRED 		

14.0.17		<p>To existing gloss painted woodwork, rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Stormshield Flexible Primer Undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with exterior flexible stopper, allow to dry, sandpaper smooth and dust off. Repair damaged glazing compounds and allow to harden. Bring forward made good areas with one coat of Johnstone's Stormshield Flexible Primer Undercoat, apply one coat Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.</p> <p>Note: - All external hardwood door thresholds are to be stripped and prepared as above and finished with two coats boiled linseed oil.</p>		
14.0.18		<p>To existing metalwork balustrades and railings, degrease with oil and grease remover, wash down with fresh clean water and allow to dry, hand tool corroded areas and rub down remaining areas of paintwork to remove nibs and to provide a key. Dust off and ensure surfaces are clean and dry. Spot prime with one coat Finnigan's No. 1 metal primer. Bring forward made good areas with one coat Finnigan's No. 1 metal primer. Finish with one coat Hammerite smooth gloss finish.</p>		
14.0.19		<p>To existing render and stonework where previously painted, remove all paint which is flaking, heavily layered or generally unsound by scraping, chipping and stiff bristle brushing back to a sound edge. Treat areas of mould growth with Mangers Extra Strong Sterilisation Wash, rinse with clean cold water and allow to dry, heavily affected areas to be treated twice. Remove all loose, powdery and friable coatings. Make good defects and cracks. Treat all new surfaces and stained areas with one coat of Johnstone's Stormshield Quick Drying Stabilising Solution. Ensure all surfaces are clean, sound, dust free and free of contaminants. Apply two coats of Johnstone's Stormshield High Build Mid Sheen Masonry Finish.</p>		

		Note: - Any areas that remain powdery and friable after preparation are to be sealed with a further thinned coat of Johnstone's Stormshield High Build Mid Sheen Masonry Finish.		
14.0.20		To existing stained and varnished woodwork , rub down, wash down with sugar soap solution to remove dirt and grease and rinse off with clean fresh water. Dust off, prepare and treat any bare areas with base coat and make good to all nail holes, open grain and the like with tinted exterior stopper. Rub down and treat with two coats of exterior quality clear high gloss polyurethane varnish.		
		To upvc pipework , wash down with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat one coat trade undercoat overall and finish with two coats of high gloss finish.		
14.0.21		Allow the PROVISIONAL SUM of £500 for the replacement of damaged glass. Upon the written instructions of the Supervising Officer.	500	00
14.0.22		All external glazing is to be cleaned upon completion of the works.		
14.0.23		Rake out all existing mastic to reveals and prepare to receive new mastic. Provide one part polysulphide mastic in tint to be selected by Supervising Officer to all door and window reveals where normally treated. The existing pointing is to be raked out prior to redecorations and the re-pointing is to be undertaken when the redecorations are complete.		
15.0.00		COMMON PARTS		
15.0.01	Generally	Works comprise the partial redecoration of the common parts to the building, where they are either water damaged or require refreshing. Provide complete protection to all retained carpets, fixtures and fittings.		
15.0.02		Strip water damaged patterned wallpaper to top staircase landing on party wall side from front elevation to balustrade return on upper floor. Dispose off site.		
15.0.03		Size and hang only, new patterned wallpaper to match existing. Supplied from Employer's stock.		

To Collection

£

15.0.04		Allow the PROVISIONAL SUM of £100.00 for the supply of patterned wallpaper. Upon the written instructions of the Supervising Officer.	100	00
15.0.05		Adjust all doors and closers to ensure that doors close smoothly and tightly into frames.		
15.0.06		Engage a specialist contractor to inspect and test the electrical installations and certify that they are in satisfactory working order to the standards laid down in the current IEE Wiring Regulations.		
15.0.07		Clean all internal light fittings, leave in good working order.		
15.0.08		Upon completion of the works completely clean and vacuum the common parts and any retained fixtures.		
15.1.00		Internal Redecorations		
15.1.01		Remove all existing ironmongery, light fittings etc. as required to facilitate redecorations, label, polish and refit on completion of the redecoration works.		
15.1.02		Crevices and nail holes in timber shall be stopped with an interior quality filler and rubbed down to form a smooth continuous surface with adjoining materials.		
15.1.03		All knots shall be treated with "Shellac" knotting dissolved in methylated spirit and free from resin or naphth.		
15.1.04		No paint shall be applied to surfaces structurally or superficially damp. All surfaces to be free from condensation, dust and dirt etc. before the application of each coat.		
15.1.05		Each coat when dry shall be properly rubbed down before the application of the following coat. Any new paintwork found to be defective is to be well rubbed down to remove blemishes and a further coat of finishing paint applied.		
15.1.06		All paints and decorative materials are to be selected from the Johnstone's range or equal and approved by the Supervising Officer, unless noted otherwise.		

		<p>All colours to be agreed with the Supervising Officer prior to commencement.</p> <p>Kalon Limited Huddersfield Road Birstall Batley West Yorkshire WF17 9XA</p> <p>Tel: 01924 354100 Fax: 01924 354101 Web: www.kalon.com</p>		
15.1.07		<p>Adjust all door closers to ensure that doors close smoothly and tightly into frames.</p> <p>Note:- Include for all flat entrance doors.</p>		
15.1.08		<p>Clean all internal light fittings, inspect and allow to leave in good working order.</p>		
15.1.09		<p>To existing woodwork, rub down, wash down with sugar soap solution to remove dirt and grease and rinse off with clean fresh water. Dust off, paint one coat primer to all bare areas including any end grain, make good to all nail holes, open joints and open grain with interior flexible stopper. Allow to dry, sandpaper smooth and dust off. Bring forward made good areas with one coat professional undercoat, apply one coat professional undercoat overall and finish with two full coats of silthane silk finish, colour brilliant white.</p> <p>Applicable Areas: -</p> <ul style="list-style-type: none"> • Fourth floor window • New skirting to roof access door 		
15.1.10		<p>To existing woodwork, rub down, wash down with sugar soap solution to remove dirt and grease and rinse off with clean fresh water. Dust off, paint with one full coat of silthane silk finish; colour brilliant white.</p> <p>Applicable Areas: -</p> <ul style="list-style-type: none"> • All previously painted joinery 		
15.1.11		<p>To existing stained and varnished woodwork, rub down, wash down with sugar soap solution to remove dirt and grease and rinse off with clean fresh water. Dust off, treat with one coats of exterior quality clear high gloss polyurethane varnish.</p> <p>Applicable Areas: -</p> <ul style="list-style-type: none"> • Inside face of main front entrance door 		

15.1.12		To existing plaster ceilings and cornices , wash down with sugar soap solution to remove dirt and grease and rinse off with clean fresh water. Paint with one full coat of Covaplus vinyl matt emulsion, colour brilliant white. Applicable Areas: - <ul style="list-style-type: none"> • All ceilings and cornices 		
15.1.13		To existing plaster walls , wash down with sugar soap solution to remove dirt and grease and rinse off with clean fresh water. Paint with one full coat of Covaplus vinyl matt emulsion, coloured. Applicable Areas: - <ul style="list-style-type: none"> • All walls below dado level 		
15.1.14		Engage a specialist contractor to thoroughly clean the retained carpets and protect them with "Scotchguard".		
15.1.15		Upon completion of the works completely clean and vacuum the common parts, including cleaning and polishing windows and any retained fixtures.		
		~~~ <b>END</b> ~~~		
		Ilchester Spec; 06/09/2004 5:39 PM Amended 24August2004 08:33		