

EXTERIOR REPAIRS & REDECORATIONS 40 CHENISTON GARDENS, LONDON. W8.

REFURBISHMENT

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Specification

SCHEDULE OF WORKS

**European Property Management
Hurlingham Studios
Ranelagh Gardens
London
SW6 3PA
020 7731 5359
July 2013**

PRELIMINARIES

Conditions of Tender

A Itemized prices

One copy of this specification to be returned, priced item by item, together with the form of tender. Each price quoted shall be the total cost to the Employer for that work.

B Visit the site

The Contractor is advised to visit the site and assess the means of access, delivery of materials, storage, parking and any matters which may affect his tender. No claims attributable to any misunderstandings or neglect on his part will be entertained.

C Form of Contract

Form of Contract will be the JCT Agreement for Minor Building Works, April, 1995.

D Appendix to the Form of Contract

Defects liability period	6 Months
Insurance Cover Under 6(1) 6(2) 6(3) A	£500,000
Liquidated and Ascertained Damages	£100/week
Period of delay	i) 3 months ii) 1 month
Period of Interim Certificates	Weekly
Retention Percentage	0%
Period of Final Measurement	1 months

Percentage Additions

Nil

E Plant and Machinery

Provide all plant , scaffolding, machinery and sufficient men and materials for proper expeditious and complete execution of the works

A Period of Contract

The contractor shall commence the works immediately after notification of possession of the site has been given, shall regularly proceed with them, and shall complete within the period stated in their tender.

B Contingency Sum

Allow a sum of £0 as a contingency sum to be used only as instructed.

C Foreseeable Work

The schedule of work shall not be taken as complete descriptions of labour and materials necessary to complete the work. They indicate the main object of the work and the general standard of labour and materials necessary to complete the work satisfactorily. Items shown on the drawings, but not covered in the specification shall be taken as included in the contract sum.

D Sub-Contractors

The contractor is to allow in his price for making good all walls and ceilings etc., as a result of nominated and other sub-contractors work and other items as they occur.

E Clearing Away

The contractor shall remove all debris, rubbish and surplus materials as they accumulate, leaving the works clean, free of rubbish, surplus materials, plant or dirt

A Insurance

The contractor is to allow for the following:

- (a) For indemnifying the Employer against risk defined in Clause 6.1 of the Conditions of the Contract (injury to persons and property).
- (b) For insuring and causing any sub-contractors to maintain such insurance's, against all risks, of personal injury or death and of injury or damage as defined in

Clause 6.2.

B Valuations

The contractor will be required to submit a detailed price

statement of works executed and materials supplied in support of applications for interim payments. he should, at the same time, provide any necessary applications for payment from nominated sub-contractors, and receipted accounts for all provisional sums and PC sums.

C Certificate Valuations

Where applicable, the priced specification will be used in Interim valuations, and shall form the basis for ascertaining Of the cost valuations to be settled and agreed upon Completion, at the discretion of the supervisor.

D Overtime

No payment for the additional cost of overtime for Day work items will be allowed unless written instructions for such overtime work are given by the supervisor.

E Omissions

Where work is omitted from the contract no allowance will be made for loss of profit on the omitted works.

F Dimensions/Setting Out

No dimensions shall be scaled off the drawings, where plan dimensions are given, these are to be structural face of walls and partitions and allowances for plaster finish etc., is

to be made. Finished floor levels to be the same as dimensions are given the Contractor is to check with the Architect prior to commencing work.

A Foreman in Charge

The contractor shall constantly keep on the works a competent foreman in charge and any instructions given to him by the architect/ supervisor shall be deemed to have been issued to the contractor.

B Site Meetings

The contractor's representative will be required to attend all site meetings as and when directed by the supervisor.

C Time and progress Chart

The contractor is to provide a bar chart prior to the works starting on site, showing his program for construction against which progress may be measured throughout the course of the contract.

D Instructions of Statutory Inspectors

All instructions to the contractor shall be issued through the supervisor. The contractor shall not act upon the instructions of any Statutory Inspector or of any other

person without first informing the supervisor and gaining his approval.

RATE TOTAL

E ACTS, REGULATIONS ETC

Comply with all regulations made by any authority having Jurisdiction over or in connection with the works. Codes of Practice published by BSI and the major trade organisations. All British standards mention in this specification. Printed Directions issued by the manufacturers of proprietary materials and components used (whether specified or not). Comply with All building regulation requirements.

F
The contractor must at all times adhere to the health and safety regulations and all prices provided within the tender shall include such provision as to be carried out in accordance with the Health and Safety. The contractor is 100% responsible for all dealings with gas, electric And telecom suppliers.

RATE TOTAL

GENERAL

Supply, erect and maintain for the full duration of works and dismantle on completion Full height scaffolding to all elevations of the building fully boarded at all levels to enable works to be carried out to all areas including works to all roofs and chimney stacks with debris netting at all levels. Kick boards etc. The first scaffold lifts above Ground level to be alarmed and tarpaulined for security and protection. Ensure scaffold will not interfere with any pedestrians or drainage access points. Ensure all warning notices adhere with CDM regs and provide good lighting for pedestrians and basement occupiers. When scaffold is removed plug all fixing holes and make good any damage. Ensure that only pre-qualified employees of the scaffold contractor make any alterations to the scaffold structure. Do not allow any supports to balconies and ensure these areas are bridged over.

Scaffold to have an audible alarm with movement sensors to first floor level connected to an alarm sounder. Provide a keypad controller in a position to be agreed.

ROOF

1. Main Roof
 - a) Repair asphalt collars around rear elevation metal railing bases, seal top with clear external quality mastic sealant – Provisional quantity 4 no
 - b) Apply clear external quality to top of all asphalt collars.
 - c) Rake out and repoint brick on edge copings with sand and cement
Provisional quantity 15 no joints.
 - d) Allow for general repairs to front elevation parapet gutter.
 - e) Carry out repairs to splits and holes or other defects to the asphalt by cutting out the defective section and carrying out patch repairs by way of hot bitumen and leave the area level. The edges of the patch and surrounding existing asphalt to be fully sealed.
 - f) Clean and supply two coats of white solar reflective paint to all exposed asphalt.
- Chimney Stack
 - Remove and safely dispose of asbestos chimney pots, replace with modern pots together with weather cowls over all open pots. Seal base of chimney pots with clear waterproof mastic. Provide certification for safe disposal of asbestos pots.
 - Rear elevation top floor roof area/ terrace
 - a) Allow for repairs to exposed asphalt.
 - b) Clean prepare and allow for a minimum of two coats of white solar reflective paint to all exposed parts of the asphalt ensuring consistent coverage.
 - Rear elevation lower level bay roof.
 - a) Allow for repairs to exposed asphalt.

	RATE	TOTAL
• b)	Clean prepare and allow for a minimum of two coats of white solar reflective paint to all exposed parts of the asphalt ensuring consistent coverage.	
	Front elevation lower level porch roof.	
• c)	Allow for repairs to exposed asphalt.	
d)	Clean prepare and allow for a minimum of two coats of white solar reflective paint to all exposed parts of the asphalt ensuring consistent coverage.	
•	Front elevation bay roof.	
e)	Allow for repairs to exposed asphalt.	
f)	Clean prepare and allow for a minimum of two coats of white solar reflective paint to all exposed parts of the asphalt ensuring consistent coverage.	
•	General roofing works	
a)	Rake out and renew pointing to lead flashings with lead mastic.	
	Quantity 10 lm.	
b)	Clean and apply patination oil to all leadwork.	
•	Drainage	
a)	Allow for repairs to external drainage including gutters, hoppers, downpipes, soil pipes.	
b)	Rod through and clear out all gutters, downpipes, hoppers and gullies and ensure these are free of blockage and debris and are free running. This includes all outlets to various roofs, balconies etc.	
c)	Carry out CCTV survey of all underground drainage installation and provide report. The survey should be carried out at the commencement of works.	
d)	Carry out repairs to below ground drainage as recommended in CCTV report. Allow pc sum of £500.	
•	Brickwork, joinery, render, metalwork, etc.	
a)	To the lower ground and ground floor elevations (front and rear) of the building including the lightwells and boundaries/ retaining walls carry out all necessary and required repairs to concrete, render, stonework. Repairs to render, concrete use waterproof sand and cement. Minor repairs to be done by way of waterproof tuperet. Repairs to stonework use matrix with appropriate stone mix to provide a suitable match to the existing.	
b)	To the first floor elevations (front and rear) of the building including the lightwells and boundaries/ retaining walls carry out all necessary and required repairs to concrete, render, stonework. Repairs to render, concrete use waterproof sand and cement. Minor repairs to be done by way of waterproof tuperet. Repairs to stonework use matrix with appropriate stone mix to provide a suitable match to the existing.	
	I. Repairs to 0.1sm Provisional quantity 5no	
	II. Repairs to 0.2sm Provisional quantity 2no	
	III. Repairs to 0.5sm Provisional quantity 1no	
	IV. Repairs to 1.0sm Provisional quantity 1no	
	V. Crack up to 100mm Provisional quantity 20no	
	VI. Crack up to 200mm Provisional quantity 10no	

	RATE	TOTAL
VII.	General repair pc sum £1000	
•	Brickwork	
a)	To the lower ground and ground floor elevations (front and rear) of the building including the lightwells and boundaries/ retaining walls carry out all necessary and required repairs to brickwork and brickwork pointing. Replace any damaged or missing bricks with new or good quality second hand bricks to match existing. Minor defects to brick faces are to be repaired by way of waterproof sand and cement dyed to match and incorporating bonding agent. Defective or missing brickwork pointing is to be raked out to a minimum of 25mm depth and repointed in sand and cement mortar to match original profile and where possible existing colour.	
b)	To the first floor and above elevations (front and rear) of the building including the lightwells and boundaries/ retaining walls carry out all necessary and required repairs to brickwork and brickwork pointing. Replace any damaged or missing bricks with new or good quality second hand bricks to match existing. Minor defects to brick faces are to be repaired by way of waterproof sand and cement dyed to match and incorporating bonding agent. Defective or missing brickwork pointing is to be raked out to a minimum of 25mm depth and repointed in sand and cement mortar to match original profile and where possible existing colour.	
•	Joinery	
a)	To all exterior joinery cut out rot or other damage and repair by splicing in new treated hardwood timber. Assume that where cills are rotten and are to be repaired or replaced that some rot has entered internally and therefore allow for making good internally as well as externally.	
b)	Allow for repairs to up to 0.1m. Provisional Quantity 10 no.	
c)	Allow for repairs to up to 0.2m. Provisional Quantity 6 no.	
d)	Allow for repairs to up to 0.1m. Provisional Quantity 10 no.	
e)	Replace entire window cill in hardwood. Provisional Quantity 1no.	
f)	Remove and renew defective putty. Provisional Quantity 40lm.	
g)	To external joinery cut out small areas of rot or damage and repair using window care repair system in accordance with manufacturers recommendations. Allow for repair up to 0.1m. Provisional Quantity 10no.	
h)	Rake out edges around window and door frames and seal with external quality silicone mastic sealant to match to match colour of joinery. Allow for Provisional Quantity 40lm.	
•	Metalwork	
a)	Allow for general repairs.	
•	Front entrance steps.	
a)	Thoroughly wash the steps and landing. Rake out and renew any defective grout. Renew grout using waterproof grout to match existing if possible.	
•	Ledge above retaining front wall of the front lightwell, make good, prepare, supply and install new code 4 lead capping over the top of the ledge with welted joints and with vertical drip. The upstand to the lead capping should be chased into the	

RATE TOTAL

vertical side of the rendered plinth at the base of the metal railings and sealed with lead mastic.

- Ease, adjust and repair the basement vault door and frame.
Thoroughly clean all surfaces within the pavement vault rake out and repoint the brickwork where required and ensure the walls and ceilings are redecorated.
- Rear boundary wall.
 - a) Repair or replace the copings over the boundary wall to leave all in good condition. Where repair is possible this should be by way of appropriate stone matrix together with bonding. Where replacement is required this should be with matching stonework. Ensure all copings are securely fitted and laid on sand and cement bed. Coat the copings with a clear liquid waterproof sealer.
 - b) Rake out and repoint brickwork to rear boundary wall (both sides) where defective repointing with sand and cement mortar to match existing.
 - c) Repair and make good the gate and frame and the sill threshold. Ease and adjust as necessary.
- External redecorations
 - a) To all previously or normally decorated surfaces prepare make good and redecorate to match existing colours and finishes. External joinery to rubbed and sanded down to remove all flaking or loose paintwork down to a sound surface. Fill in any cracks, splits holes or defects with approved waterproof filler and sand down. Repair joinery and paint or varnish as appropriate using external quality gloss paint or varnish to match original finish and colour. Please refer to schedule of coating types under preliminaries. On completion of work ensure all windows, doors openings etc. are fully opening and free running. Clean all external glazing. To all metalwork wire brush remove rust prime and redecorate in gloss paint to match existing colours. To all other previously decorated surfaces not already mentioned including previously painted brickwork, concrete, render and stonework, prepare make good, fill sand with waterproof tuperet filler and redecorate to match previous finishes using weathershield all season masonry paint. To any upvc drainage goods remove all flaking paint sand down to provide key and repaint with black gloss. For the avoidance of doubt this also includes all metal drainage pipes and goods, metal railings and gates, external boundary walls, lightwells etc.

- CLEANING

The site is to be thoroughly cleaned including
all glazing

RATE TOTAL

TIME PERIOD REQUIRED TO EXECUTE WORKS

PRICE.....£

All extras agreed during the course of the contract which impede the progress of work shall be notified to the supervisor and an extension of the contract can be agreed immediately.