

Kendrick School

Sidmouth House Refurbishment

Section 4 : Schedule of Works

4.1 Description of the Works

4.1.1 The proposed work consists of the internal and external refurbishment of Sidmouth House, to Kendrick School. The works to consist of external repairs and redecorations and internal improvement works. The external works include timber window repairs and overhaul, façade repairs including pointing and brick replacement, roof repairs and redecorations, with internal works consisting primarily of plaster repairs, provision of new ceilings and redecoration.

4.1.2 In the event of questions concerning this specification of work or the system to be used the contractor should contact the following CA representatives:

Rob Tyler - Rob.Tyler@bailygarner.co.uk (Tel: 07738 642 549)

4.2 Statutory Approvals

4.2.1 The contractor will be responsible for assistance with all planning and building control approvals where relevant.

4.3 Contractor Access

4.3.1 The contractor will agree in advance of the work the locations for compound, storage and welfare facilities with the CA and the school. An indicative location, for pricing purposes can be found on drawing **T 02 in Appendix A**.

4.3.2 The contractor will agree vehicular access and egress from site with the CA and the school prior to the commencement of works.

4.3.3 On completion of the work, the contractor will be required to remove all protective measures, compounds etc. and any damage to the buildings, access roads and pathways, grassed or planted areas will be required to be made good by the contractor at their own expense.

4.4 Asbestos Testing & Removal

4.4.1 A copy of the asbestos register for the site is included in this specification at Appendix B

4.4.2 The contractor will appoint a separate UKAS accredited asbestos removal contractor, to remove any asbestos from the work areas in accordance with the guidance of the asbestos consultant. The asbestos consultant is to be responsible for monitoring works on site and to ensure all relevant certification is provided as part of the Health & Safety File.

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4.4.3	Allow a provisional sum of £10,000.00 for potential asbestos removal necessary as a result of the proposed works.	Prov.	£	10,000	00
4.5	Re-Measurable Items				
4.5.1	The contractor is to note those items identified with provisional quantities, all of which are subject to re-measure upon commencement of works.				
4.5.2	Once scaffold has been erected on site and access is available, the Contractor is to invite the CA to site to undertake a joint inspection to schedule the proposed remedial works.				
4.5.3	All costs provided for the provisional quantities identified are to be utilised on a pro-rata basis for the works following the above inspection.				
4.6	Façade Repairs – Re-Pointing				
4.6.1	The contractor is to carefully rake out the defective pointing to a depth of no less than 15mm, clean down all joints with a stiff brush and remove all arising from site. The contractor is to remove all pointing in a careful and controlled manner to prevent damage to the existing masonry. The contractor is to make good all brickwork at his own cost where damaged caused from careless removal.				
4.6.2	Undertake repointing works to the facing brickwork in 1:3 sand/ lime putty (2.0 non-hydraulic lime) with aggregate to the following colours and profiles.				
4.7	Façade Repairs – Brick Replacements				
4.7.1	Carefully cut out any loose, cracked or spalled internal bricks to the window reveals and replace with reclaimed red imperial bricks to match existing as used for the external works phase.				
4.7.2	Supply and insert new imperial bricks laid in lime mortar as above, cut, toothed, bonded and pointed flush to the surrounding work forming a straight and continuous reveal. The contractor is to price for any brick, irrespective of shape				
4.7.3	Allow for 100 no. in isolated locations identified on site by the CA. Do not exceed 100 no. without further instruction.	Prov.			
4.8	Protection & Access				
4.9	The Contractor's attention is drawn to the fact that the premises will be accessed by a range of members from the project team including the school. They are to take all steps necessary to ensure that the public, staff and other such visitors are efficiently protected against injury or shock.				
4.10	Barriers and warning tapes or similar is to be provided to scaffolds,				

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cradles and towers.

- 4.11 All scaffolds to be provided with continuous 'Monaflex' or similar approved sheeting. All scaffolds to be provided with supported and sheeted covers to the entire perimeter.
- 4.12 Ladders shall be padded to prevent damage to exterior and interior of the buildings and window cill. All damage done shall be made good by the contractor at his own expense.
- 4.13 Where materials are stored overnight or left in cradles – i.e. tins of paint, these items should be securely tied to cradles. When not in use ensures all paint containers have lids on and are sealed to avoid spillage.
- 4.14 No surplus or defective paint or other liquids shall be disposed of by pouring down gullies, WC's, sinks etc, but shall be carted away from site with any surplus materials etc.
- 4.15 **Scaffolding / Suitable Means of Height Elevation**
- 4.16 The Contractor shall undertake a risk assessment in accordance with the Work at Height Regulations 2005 to ensure full inclusion for a safe means of height elevation for all works. Where scaffolding is used the following shall be a minimum standard.
- 4.17 The Contractor shall supply, erect, maintain, adapt and dismantle, as necessary, all scaffolding for the safe execution of the works. It shall include all necessary fixings, connections, ladders, boards, netting, protective fans, lifting hoists etc. and shall comply with BS 5973, Access of Working Scaffolds and Access Equipment.
- 4.18 Scaffold to be fully illuminated and alarmed with suitable notice to ensure the safety of the general public and the security of the site.
- 4.19 Fully protective scaffold fans shall be provided over all entrances to safeguard the Residents and Members of the Public, whilst keeping all entrances, clear from any obstructions.
- 4.20 Details of the proposed scaffold layout with supporting sketches shall be provided to the Contract Administrator, where considered necessary. Additionally, the Contractor shall provide full details and supporting calculations, where required for approval by local Building Control, or where any temporary roof or structural implications are involved.
- 4.21 Scaffolding, provided by the Contractor for carrying out the works, shall not be erected, moved or cleared without the, prior agreement of the Contract Administrator.
- 4.22 Independent tubular scaffold is to be erected to BS5973 to the full height necessary to provide safe working platforms for all operatives. Scaffolding shall be deemed to include for all erection, hire, delivery, changes and alterations, boarding out, face boards,

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hand rails, guard screens, and access ladders etc.

- 4.23 The ground on which scaffolding is proposed to be erected shall be inspected to support the loading imposed upon it, by the erected load of the scaffold and imposed loads of operatives and materials. Building up levels with concrete or timber packs, to adequately support the scaffold on any uneven ground.
- 4.24 All scaffold levels shall be netted fully from toe boards to next storey height. All netting shall be adequately secured with clips/straps, to secure from falling objects.
- 4.25 Adequately secure/tie the scaffold to the existing building a minimum of one fixing every 32m². Make good all disruptions prior to completion.
- 4.26 Ladders between platform levels shall be of sufficient length, width and condition and be securely tied to the scaffold.
- 4.27 Equipment, materials and the like shall not be stored on any platform out of working hours without, prior consent of the Contract Administrator.
- 4.28 Provide safe means of transporting equipment and materials vertically to the required work areas.
- 4.29 Tubular scaffold shall comply with BS 1139 part 1. Tube ends will be cut square, clean, and be free from any bends or distortion, laminations, splits or surface flaws, all open scaffold ends shall be fitted with a proprietary plastic plug. Fittings shall be in good condition free from worn threads, damaged bolts and excess oil, which would reduce frictional slipping, load. All scaffolding boards will comply with BS 8482 and will be free from warping, twisting, splitting, excessive wear and any paint or covering, which might conceal any defects.
- 4.30 Storage of scaffold on erection or dismantling over night or weekend will not be accepted. All partly assembled scaffolds shall be removed from site the same day as dismantled. Likewise, all scaffold delivered to site shall be so erected the same working day.
- 4.31 **Façade Repairs – Render Repairs**
- 4.31.1 Where defective, allow to replace the defective render to the external façade to both the property and boundary walls, where identified on site. Allow to hack off loose and friable material to a sound edge, and reinstate in accordance with 25-80-72/160.
- 4.31.2 Prior to the commencement of works, the contractor is to invite the CA to site to review the existing installation and prepare a schedule of repairs.
- 4.31.3 **Allow a provisional quantity of 20m² render repairs to the external façade.**

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4.32 Repairs to Stone Detailing

4.32.1 To defective stonework, allow to cut away any spalled, loose or defective stone in accordance with the repair guide found in Appendix E.

4.32.2 **Allow a provisional quantity** of 30m² stone repairs to isolated locations identified on site by the CA. This quantity is not to be exceeded without further instruction.

4.32.3 As part of the above works

4.33 Window Repairs & Overhaul

4.33.1 Cut out defective/decayed areas of timber, prepare and repair using "Windowcare" or similar approved resin repair system in accordance with the Repair Guide in Appendix E.

Allow for the following provisional window repairs. All works below are subject to the CA instruction.

4.33.2	Replacement of 30 no broken or defective sash cords	30	Nr.
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4.33.3	25no sash locks to match existing	15	Nr.
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4.33.4	Allow 30nr 100mm ³ resin only repair	30	Nr.
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4.33.5	Allow 20nr 200mm ³ resin only repair	20	Nr.
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4.33.6	Allow 10nr 300mm ³ resin only repair	10	Nr.
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4.33.7	25nr Timber splice repairs (500mm)	25	Nr.
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4.33.8	20nr Timber splice repairs (1100mm)	20	Nr.
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4.34 Window Ease & Adjust

4.34.1 In addition to the above, the contractor is to allow to ease and adjust all existing windows, ensuring all windows are in full operation upon completion of the works.

4.35 Previously Painted Woodwork

4.35.1 Redecoration of all previously painted woodwork to include windows, shutters, pelmets, doors, door frames, fascias, soffits and the like.

4.35.2 Thoroughly rub down, prepare and redecorate as clause 25/20/50-140 including primer, undercoat and 2 gloss coats.

4.36 Timber Conservation Joint Repairs

4.36.1 To existing open joints, casement windows and frames, where instructed by the CA, form conservation joints in full accordance with the Repair Guide in Appendix E.

4.36.2	Allow a provisional quantity of 35 no. repairs.	35	Nr.
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4.37	New Glazing		
4.37.1	Carefully cut out defective glazing, clean out rebates, and re-glaze in 6mm thick laminated glass, bedded in new oil putty, as detailed in Appendix E.		
4.38	Renewal of Glazing Putty Windows		
4.38.1	Carefully rake out any loose, cracked or otherwise defective external glazing putty.		
4.38.2	Re-putty using window repair guide in Appendix E.		
4.38.3	Allow a provisional quantity of 100 linear metres.	100	lm
4.39	Mastic Repairs to Windows		
4.39.1	Rake out existing mastic and apply new mastic bead in accordance with 25-50-95/125, as directed by the Contract Administrator.		
4.39.2	Allow to renew 50 lm of mastic.	50	lm
4.40	Brickwork Repairs		
4.40.1	Carefully cut out any loose, cracked or spalled bricks as marked up on site by the CA and replace with new reclaimed bricks to match existing in every respect.		
4.40.2	Supply and insert new imperial bricks laid in lime mortar, cut, toothed, bonded and pointed flush to the surrounding work forming a straight and continuous reveal.		
4.40.3	Supply and insert new bricks laid in sand cement mortar, cut, toothed and bonded to the surrounding work in accordance with 10-70-55/155 generally.		
4.40.4	Allow for a provisional quantity of 50no. bricks to isolated locations identified on site by the CA. This number is not to be exceeded without further instruction.	50	Nr.
4.41	Replacement of Roofline Goods		
4.41.1	To all locations where present, allow to remove and dispose from site existing roofline goods.		
4.41.2	After exposing the substrate, allow to supply and install new timber fascia, soffits and barge boards (where applicable) in accordance with 50-10-00/110, secured to the structure using mechanical fixings.		
4.41.3	The contractor is to install new Deepflow cast iron rainwater goods in accordance with 50-10-00/110, including for all associated fixings and new connections into locations to match the existing.		
4.41.4	The contractor is to allow for the full water testing of the new rainwater discharge system on completion in the presence of the		

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CA.

4.41.5 Isolated Replacement of Defective Slate Tiles

4.41.6 Working from the eaves upwards, carefully remove any broken or damaged slates by cutting the fixing nails with an appropriate slater's ripper and dispose from site. Supply and fit 1no stainless steel slate hook (length to suit the size and gauge of the existing slates) per replacement slate to the course below.

4.41.7 Supply and fit replacement slates to the same size, colour, thickness and texture as existing. Allow 25no replacement slates in isolated locations to be agreed with the Contract Administrator.

25

Nr.

4.42 Re-bedding Cover Flashing

4.42.1 Rake out all defective mortar to the mortar joint of the existing stepped flashing to a depth of no less than 25mm and prepare to receive the existing dislodged lead cover flashing. Refit the dislodged step flashing and provide 1no lead wedge and neatly point with Everbuild Leadmate flashing sealant on completion. Allow to dress the lead neatly to the roof coverings below.

4.43 Previously Painted Brickwork/Masonry

4.43.1 To all previously painted walls including subcills and lower ground floor areas including pavement wall at lower ground floor level, decorate in accordance with XXX including all preparation and protection using masonry paint as clause XXX to a matt finish, colour white.

4.44 Previously Painted Metalwork

4.44.1 To all previously painted metalwork including railings, pipework, inspection covers, gullies, gutters, rainwater downpipes, hoppers, soil, waste and vent pipes and all associated fixings and the like.

4.45 Internal Plaster Repairs

4.45.1 The contractor is to allow to make good the existing plaster finish, and apply a new skim finish where applicable in accordance with 25-85-60/150 generally.

4.45.2 Prior to the commencement of works, the contractor is to invite the CA to site to review the existing installation and prepare a schedule of repairs.

4.45.3 Allow for the following repairs:

4.45.4 Plaster repairs > 0.5m²

4.45.5 Plaster repairs 1.0m² - 1.5m²

4.45.6 Plaster repairs 1.5m² - 2.0m²

4.46 Upon completion, the contractor is to carry out full decorations,

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allowing for full preparation and priming of all surface as specified elsewhere.

4.46.1 Internal Decorations

4.46.2 Previously Painted Plaster Finishes

4.46.3 The following clause applies to all previously painted plaster ceilings, soffits, walls and the like.

4.46.4 To all previously decorated metalwork, allow to make good and redecorate all existing surfaces in accordance with the ICI Paints specification in Appendix E, System code D172, with Dulux Trade Pyroshield durable matt.

4.46.5 Provision of New Ceiling System

4.46.6 The contractor is to supply and install new Armstrong Ultima+ Vector ceiling system (Prelude 24) in accordance with 20-10-20/190 and the manufacturers literature in Appendix E.

4.46.7 The contractor is to allow for all hangers, runners, perimeter trim and cross ties to allow for the full installation.

4.46.8 BWIC & Cleaning

4.46.9 The Contractor must allow for all BWIC with the works which includes fixtures, fittings, making good and cleaning upon completion.

4.46.10 The Contractor shall allow to carry out periodic cleaning activities during works and on a variety of occasions nearing completion to ensure the building is cleaned, free from dust and debris and shall include for as a minimum the following:

- 4.46.11 • Sweeping of site compound.
- 4.46.12 • Cleaning of waste/debris to site.
- 4.46.13 • Jet wash to hardstanding area used for the site compound.
- 4.46.14 • Cleaning down of all glass externally within the building

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