

READING SCHOOL EXTERNAL REPAIRS PHASE 2

3 - MAIN BUILDING / ENGLISH BLOCK

Ref.	Description	£
ROOF WORKS		
3.1	<u>Main Roof</u>	
		
3.1.1	Allow to inspect all ridge tiles and to lift and re-bed any loose and debonding ridge tiles. Allow to rebed 10nr tiles and replace 6nr tiles with new to match the existing.	
3.1.2	Carefully brush clean and treat all moss and lichen of the existing roof and dispose.	
3.1.3	Allow to remove all existing broken and cracked tiles and dispose. Supply and install new clay tiles to match the existing. Allow for 195 nr plain tiles at £_____ per tile for pricing purposes.	
3.1.4	Carefully rake out / remove by hand to a depth of 20-25mm the existing mortar verge pointing between the brickwork and tiles to all the east, west, north and south gables. Repoint with NHL 3.5 lime mortar to match appearance of the existing.	
3.1.5	To the apex of the main east elevation facing gable remove 3nr loose / distorted bricks to allow for CA inspection as to potential cause of movement. Allow to reinstate brickwork and bed in fresh NHL 3.5 lime mortar to match existing.	
		

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Ref.	Description	£
3.1.6	In regard to item 3.1.5 above allow a provisional sum of £1,000 for any unforeseen required repairs to structure behind the brickwork. Provisional sum to be expended in whole or part at the discretion of the CA.	1,000.00
3.1.7	To the north eastern corner valley gutter remove existing debris and dispose from site. Following cleaning allow for inspection by CA prior to commencing repair works. Remove existing tiles from all sides of the valley gutter and set aside for reuse. Take up existing valley gutter lining and cart from site. Supply and install new Code 5 lead sheeting to form new gutter lining and dress up each roof slope by at least 300mm and down onto the adjacent roof slope. Allow to provide new 18mm thick WBP plywood decking, tilting fillets etc. Where new leadwork is to be chased into brickwork elevations seal joint with grey lead sheet sealant. All works to be carried out in accordance with the recommendations of the Lead Sheet Association. 	
3.1.8	Allow to remove areas of decayed flat and profiled timber fascias / soffits and replace with new to match existing in appearance, size etc. Allow to carry out works to the following elevations in isolated areas at a rate of £____per linear meter. The full extent of works will be agreed with the CA upon erection of high level access and removal of rainwater goods. New joinery is to be left ready to receive decorations as detailed elsewhere. - East Elevation 4lm - North Elevation 1lm - West Elevation 2lm	

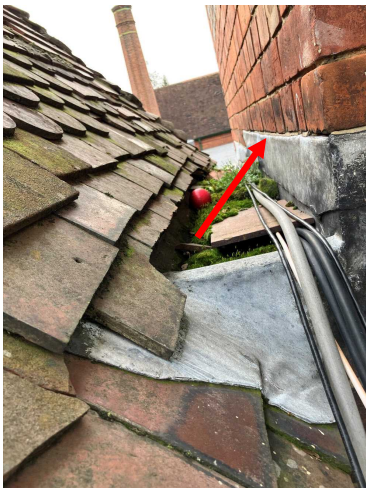
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Ref.	Description	£
3.2	<u>Hipped Roof to Armoury Building (southern end of block)</u>	
		
3.2.1	Lift and re-bed all ridge tiles in fresh mortar. Allow to replace 3nr ridge tiles with new to match existing.	
3.2.2	Remove all slipped and damaged bonnet hip tiles and dispose. Supply and install 40nr replacement clay bonnet hip tiles on fresh sand:cement mortar.	
3.2.3	Allow to remove all existing broken and cracked tiles and dispose. Supply and install new clay tiles to match the existing. Allow for 75 nr plain tiles at £_____ per tile and 30nr fish scale tiles at £_____for pricing purposes.	
3.2.4	Remove the existing lead flashings to the base of the window beneath the 1st floor west elevation dormer and covering the sill and dispose. Supply and install new Code 4 lead flashing to match the existing and installed in full accordance with the recommendations of the lead sheet association. Junction with adjoining surfaces are to be sealed with grey lead sheet sealant.	
3.2.5	To the north elevation gable end (facing toward first floor classroom) remove all existing vertically hung tiles and set aside. Allow for CA to inspect timber battens and allow to replace timber battens to match existing on new breathable membrane (to be confirmed by the contract administrator following inspection). Reinstall previously set aside tiles and allow to provide 15nr new clay tiles to match existing. Allow for providing all mortar pointing as necessary at junction with pitched roof above. Provide new code 4 lead flashing circa 2lm length to be dressed up underneath bottom course of hung tiles and dress around and under adjacent east and west pitched roof slopes to provide 300mm cover.	
		

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Ref.	Description	£
3.2.6	To the south elevation gable end allow to replace 5nr vertically hung tiles which are broken, slipped or missing. Allow to replace all the existing mortar pointing between gable and main roof tiles.	
3.2.7	Clear and remove all debris and vegetation build up from lead lined valley gutter at abutment with main teaching block southern elevation. Allow for CA inspection once cleaned and cleared.	
3.2.8	Above the lead valley gutter flashing at the abutment with the main teaching block southern elevation wall allow to remove deteriorated mortar pointing and replace with grey lead mastic sealant. Allow for replacing 3lm.	
		
3.2.9	To the existing west elevation dormer mitre tiled cut hips, allow to remove tiles either side of both hips and set aside for reuse. Allow for inspection by CA. To improve weather tightness at the mitred corners install new code 3 lead soakers beneath the existing tiles and reinstate existing tiles in original positions to ensure continuity of the existing appearance. Allow to provide new timber battens etc to facilitate the works. Lead saddle to be installed below the ridge tile and lapped over the tiles below. All works to be carried out in accordance with the recommendations of the Lead Sheet Association. Provide an alternative price below to install new angled hip tiles to match those installed on the same roof in lieu of lead soakers. Allowance to be made for new timber battens, removing / resetting and adjusting tiles as necessary etc £.....	

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Ref.	Description	£
3.2.10	 To the west elevation eaves overhanging the passageway between the canteen and the armoury, remove the rainwater gutter and down pipe and set aside for reuse. Replace decayed rafter end circa 500mm length to the northern end of the eaves, allow for removing tiles etc as necessary to ensure a connection can be made between the remaining rafter and new timber. Allow to reinstate tiles etc upon completion. In the same area allow to replace 1lm of decayed timber fascia with new to match existing. All new and existing joinery is to be left ready to receive decorations as noted elsewhere. Reinstate rainwater goods upon completion. 	

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Ref.	Description	£
3.3	<u>Couplas</u>	
		
3.3.1	Replace clay tiles to match existing where they are slipped, broken or missing. Allow to replace 6nr.	
3.3.2	Clean the lead finials by removing the stains with a nylon brush or scourer, wash with clean water and allow to dry. Apply 2nr coats of patination oil with a soft cloth	
3.4	<u>Asbestos Profiled Sheet Roof to Armoury</u>	
N.B	<i>The existing mono pitched roof covering is asbestos profiled sheet on insulation (northern half) on (assumed) vapour barrier on plywood boarding. The roof stricture is fixed onto heavy duty EML connected to an alarm system. Works to the roof shall be programmed to provide an 8 week lead-in period to allow client programming for storage re-location and temporary disconnection of the alarm system.</i>	
		
3.4.1	Remove existing asbestos roof sheets, insulation and dispose. Include for removal of all existing flashings, fascia boards and rainwater good. All works and disposal to be carried out in full accordance with the Control of Asbestos Regulations 2012.	

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Ref.	Description	£
3.4.2	Supply and install new Euroclad Roofspan fire resistant sandwich panel roof with stonewool insulation with core thickness of 100mm in strict accordance with manufacturers instructions. Include to supply and install new galvanised steel cladding rails to existing timber rafters if required to facilitate installation. Any voids between panels and adjacent brickwork to be filled with stone wool insulation (min density 23kg/m ³) as manufacturers instructions. At the junction with the gutter a minimum 0.7mm thick insulation cover should be provided to protect the exposed insulation edge.	
3.4.3	At the head abutment with the existing wall provide a minimum 0.7mm thick powder coated flashing to match colour of roof panels. Flashing is to extend up the brickwork by a minimum of 150mm. Provide profile fillers between roof panels and flashing and seal with sealant as manufacturers recommendations. Above the steel flashing provide new code 4 lead flashing chased into existing brickwork and to dress down and over the steel flashing upstand by a minimum of 75mm. New lead flashing to be sealed with grey lead mastic sealant.	
3.4.4	At the side abutment with the adjacent brickwork wall provide minimum 0.7mm thick powder coated flashing to match the colour of the roof panels. The flashing is to extend up the brickwork by a minimum of 150mm. The flashing is to extend across the roof panels by a maximum of 350mm and across at least 2nr ridges with a drip edge. At the outside edge the flashing is to be sealed to the roof panel with a continuous 9 x 3mm butyl mastic strip in accordance with the manufacturers recommendations. Above the steel flashing provide new code 4 lead stepped flashing chased into existing brickwork and to dress down and over the steel flashing upstand by a minimum of 75mm. New lead flashing to be sealed with grey lead mastic sealant.	
3.4.5	At the free verge edge provide a minimum 0.7mm thick powder coated verge flashing to extend and cover the brickwork by at least 150mm and extend across the roof panels by a maximum of 350mm and across at least 2nr ridges with a drip edge. At the inside edge the flashing is to be sealed to the roof panel with a continuous 9 x 3mm butyl mastic strip in accordance with the manufacturers recommendations. The outside edge is to provide a drip detail with an overhang of at least 25mm beyond the brickwork face.	
3.4.6	New roof panels and trims to be manufactured to suit existing roof dimensions. No cut edges to be made on site. Any exposed cut edges must be suitably treated and decorated with proprietary paints to prevent possible future cut edge corrosion.	
3.4.7	Replace existing timber fascia with new 19mm timber fascia to match the existing. Suitably prepare and leave ready for decorations as noted elsewhere.	
3.4.8	Existing rainwater goods are to be removed and carted from site. Rainwater gutters and downpipes are to be replaced as noted elsewhere.	

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Ref.	Description	£
3.5	<u>Ground Floor Common Room Roof</u>	
		
3.5.1	To the existing bonnet hip tiles rake out areas of existing loose mortar and remove from site, allow to remove circa 5lm. To areas where mortar was removed or missing apply new sand:cement mortar bedding, allow circa 8lm. Areas to be agreed on site with the Contract Administrator.	
3.5.2	Allow to remove all broken and loose laying tiles and cart from site. Where existing tiles are missing, loose, broken or delaminated supply and install new plain clay tiles to match the existing in profile, size and appearance at a cost of £____per tile. Allow to replace 75nr tiles. Extent to be agreed on site with the Contract Administrator.	
3.5.3	Allow to take up existing ridge tiles and rebed / point in fresh sand:cement mortar. Allow to carry works out to 2lm.	
3.5.4	Carefully treat and brush clean all moss and lichen of the existing roof and dispose.	

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Ref.	Description	£
3.6	<u>South Corner (west facing elevation roof)</u>  	
3.6.1	To the southern facing elevation of the high level chimney allow to repoint areas of deteriorated mortar pointing up to 8 brick courses above the ridge line. Rake out deteriorated areas by hand to a minimum depth of 20mm and repoint using NHL 5 lime mortar, allow 1sq.m.	
3.6.2	Allow to replace all existing slipped, missing, broken or heavily delaminated tiles. Supply and install new clay tiles to match the existing. Allow for 20 nr plain tiles at £_____ per tile and 5nr fish scale tiles at £_____ for pricing purposes.	
3.6.3	To the smaller south facing gable verge edge, strip back cement mortar bedded tiles to full length of roof slope (3 tile depth), remove broken tiles from site and set aside salvageable tiles. Allow to provide timber battens etc as necessary to facilitate tile reinstatement. Reinstall / install new tiled undercloak and main tile covering to match existing pattern and bed / point with NHL 3.5 lime mortar to verge. 	

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Ref.	Description	£
3.7	<u>Front Elevation East Facing Roof</u> 	
3.7.1	Replace 1nr missing decorative ridge tile with new to match existing and bed on fresh mortar.	
3.7.2	Allow to replace all existing slipped, missing, broken or heavily delaminated tiles. Supply and install new clay tiles to match the existing. Allow for 5 nr plain tiles at £_____ per tile and 5nr fish scale tiles at £_____for pricing purposes.	
3.7.3	At the bottom of the gable verge remove 1.5m length of tiles up the roof slope to a depth of at least 3nr tile courses where the verge has cracked and dropped. Remove broken mortar pointing and broken tiles from site whilst salvaging as many tiles as possible for reuse. Reform tiled verge including repositioning under cloak tiles, replacing battens as necessary and repositioning all roof tiles to match existing design. Point reinstated verge with new NHL 3.5 lime mortar. Allow to supply and install 10nr new tiles as necessary. 	

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Ref.	Description	£
3.8	<u>Main Hall Pitched Roof (north and south slopes)</u> 	
3.8.1	Clean all gutters through and remove all debris.	
3.8.2	To pitched roof slopes allow to replace all existing slipped, missing, broken or heavily delaminated tiles. Supply and install new clay tiles to match the existing. Allow for 65 nr plain tiles at £_____ per tile and 20nr fish scale tiles at £_____for pricing purposes.	
3.8.3	To the ridge tiles (as pictured below) carefully grind out mortar bedding from within the recessed channel and leave clean ready for new tile inserts. Provide new bespoke handmade tile inserts to match existing in shape, size, profile and colour and bed within cleared ridge channels using lime mortar. Allow to provide 26nr whale tail profile inserts at £____per tile and 25nr perforated rectangular profile inserts at £____ per tile.	
3.8.4	To the ridge tiles (as pictured below) allow to carefully remove 8nr ridge tiles and replace with bespoke made ridge tiles to match the existing in profile, shape, size and colour ready to receive new inserts. Allow for making good any pitched roof tiles to facilitate ridge tile replacement. Location and number to be agreed with CΔ 	

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Ref.	Description	£
3.9	<u>North / West Facing Central Roof</u>	
		
3.9.1	Allow to replace all existing slipped, missing, broken or heavily delaminated tiles. Supply and install new clay tiles to match the existing. Allow for 15 nr plain tiles at £_____ per tile and 7nr fish scale tiles at £_____for pricing purposes.	
3.1	<u>Drama Roof</u>	
		
3.10.1	Allow to replace all existing slipped, missing, broken or heavily delaminated tiles. Supply and install new clay tiles to match the existing. Allow for 100nr plain tiles at £_____for pricing purposes.	

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Ref.	Description	£
3.10.2	Clear vegetation debris to lead lined valley gutter at junction with adjacent pitched roof and chimney.	
3.10.3	Clean through and remove all debris from within gutters and leave free flowing.	
3.11	<u>East Courtyard Flat Roof</u>	
		
3.11.1	Clear all moss growth and debris from roof.	
3.11.2	Replace all loose and missing mortar fillets at the junction between the bitumen felt upstand and adjacent brickwork wall. Allow to repoint 3lm with fresh mortar.	
3.12	<u>South Facing Roof Slope Adjacent to Northern Upper Level Flat Roof</u>	
		
3.12.1	Allow to replace all existing slipped, missing, broken or heavily delaminated tiles. Supply and install new clay tiles to match the existing. Allow for 10nr plain tiles at £_____for pricing purposes.	

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Ref.	Description	£
3.13	<u>Flat Roof Replacements</u>	
		
3.13.1	Strip up existing bitumen felt roof coverings down to the existing asphalt level and lead flashings and cart from site. Cut off various roof void ventilation pipes at roof level and cart from site. Allow to make good around cut off pipes in accordance with roofing manufacturer recommendations. Following removal of roof finishes allow for inspection by CA and roofing manufacturer.	
3.13.2	Following removal of the roof finishes provide temporary waterproofing as necessary to prevent any water ingress to internal areas. Any damage resulting from water ingress will require to be made good by the contractor at their own expense.	
3.13.3	Prior to installation of new roof finish remove existing windows and build up levels as noted elsewhere.	
3.13.4	Supply and lay new IKO bitumen felt roofing system comprising 120mm PIR insulation board and build up bitumen felt covering as per manufacturers specification and recommendation. The works are to be covered with a 25 year single point insurance backed guarantee which must be provided to the CA prior to practical completion.	
3.13.5	The new roofing felt is to be dressed up wall abutments to a height of 150mm above the finished level of the roof. At roofing felt / wall abutments provide code 4 lead cover flashings in lengths not exceeding 1500mm providing a cover of at least 75mm to the felt upstand. Seal joint with grey lead sheet sealant.	

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Ref.	Description	£
3.13.6	To facilitate the works, allow to increase the height of the low level parapet wall to the northern flat roof to accommodate the newly finished roof level. Carefully remove by hand the existing half round coping bricks and creasing tiles, clean and set aside for reuse. Using reclaimed brickwork to match the existing in shape and appearance build up the parapet wall by 150mm and bed new brickwork in NHL 3.5 lime mortar to match existing in appearance. Reinstall previously set aside creasing tiles and half round coping bricks on fresh NHL 3.5 lime mortar to match existing. Allowance is to be made for cutting coping bricks around the adjacent projecting brickwork detailing. At the abutment with the north facing elevation provide new lead saddle to be dressed over the cappings. At the abutment with the southern facing elevation (left hand picture below) stop half round cappings short of the elevation and provide new lead saddle / flashing / recessed gutter detail as shown on drawing 5032376_RDG_03_ZZ_D_B_01005.	
	 	
3.13.7	To facilitate the works allow to increase the height of the low level parapet wall to the Southern flat roof to accommodate the newly finished roof level. Carefully remove by hand the existing half round coping bricks and creasing tiles, clean and set aside for reuse. Using reclaimed brickwork to match the existing in shape and appearance build up the parapet wall by 150mm and bed new brickwork in NHL 3.5 lime mortar to match existing in appearance. Reinstall previously set aside creasing tiles and half round coping bricks on fresh NHL 3.5 lime mortar to match existing. Allowance is to be made for cutting coping bricks around the adjacent projecting brickwork detailing at the abutment with the main building. At the abutment with the main building provide new Code 4 lead saddle to be dressed over the half round cappings by 200mm and chased / sealed into the main brickwork elevation with a 75mm upstand.	

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Ref.	Description	£
		
3.13.8	As part of the works to the flat roofs allow to increase the height of gutter position facing into the canteen courtyard to suit the increased roof height finish with new fascia board etc	
3.13.9	Allow a provisional sum of £3,000 for any unforeseen works or design details to be developed. Provisional sum to be expended in whole or part at the discretion of the CA.	3,000.00
RAINWATER GOODS		
3.14	Replacement Rainwater Goods	
		
3.14.1	Remove all existing gutters and downpipes to all coloured elevations as shown above and dispose from site.	
3.14.2	Supply and install new gutters and downpipes with new brackets and fixings to match the existing including to replace missing sections. All new elements to be powder coated aluminium Traditional Victorian Ogee gutters and round downpipes. Colour to match existing with samples to be provided for approval by the client and CA. Allow for 125mm gutters and 76mm circular downpipes. Allow for all stop ends, angles, rafter arms, fascia brackets, unions, shoes, outlets, angles etc to complete the installation. Marley Alutec, tel: 01234 359438, www.marleyalutec.co.uk	

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Ref.	Description	£
3.14.3	Allow to supply and install 125mm hedgehog style leaf guard into all gutters.	
3.14.4	Where downpipes extend below the external ground levels whether it be macadam, concrete, soil or the like allowance is to be made for grubbing out the external finish and connecting any new down pipes to the below ground drainage system. This is to be reviewed on a case by case basis with the CA.	
3.15	Rainwater Goods Repairs (incl minor repointing)	
3.15.1	To the south eastern corner of the building in the location shown below, remove length of existing guttering circa 3lm and reinstall to provide adequate falls. Allow to provide new brackets as necessary and mastic sealant at all joints etc. In the same location allow to rake out saturated / deteriorated brickwork pointing and repoint using NHL 3.5 lime mortar to match existing appearance, allow 2.5m2. 	
CHIMNEY REPAIRS		
3.16	Armoury Roof	
3.16.1	To the top 10nr courses of brickwork (including detailed brickwork) carefully rake out existing mortar by hand to a minimum depth of 20mm and repoint using NHL 3.5 lime mortar to match existing in appearance and consistency.	
3.16.2	Allow to remove the existing chimney flaunching, reset clay pots as necessary and reform flaunching using NHL 5 lime mortar to match existing in appearance.	
3.16.3	To the main chimney breast brickwork rake out by hand areas of deteriorated mortar pointing in isolated areas to a depth of at least 20mm. Repoint using NHL 3.5 lime mortar to match existing. Allow to carry out works to a total area of 2.5sq.m. Areas to be agreed with the CA.	

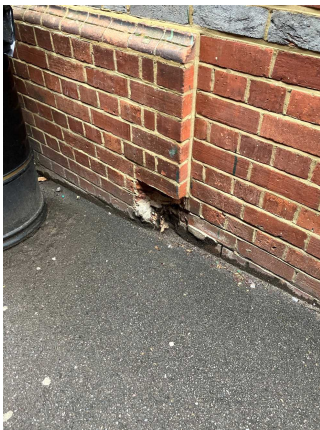
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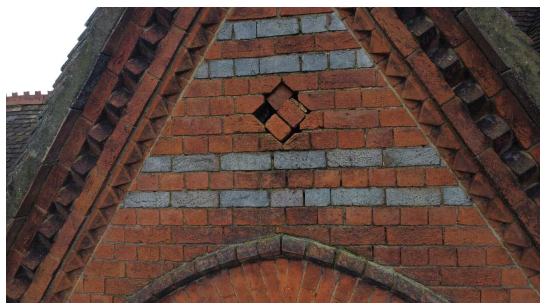
Ref.	Description	£
EXTERNAL ELEVATION REPAIRS		
	<i>N.B New brickwork is to be reclaimed or heritage effect to match the appearance of the existing. All brickwork repairs to be carried out by specialist brickwork contractor with experience of working on heritage / listed buildings.</i>	
3.17	General Items	
3.17.1	Clean moss off all 1st floor banding course to full length of both east and west elevations of the English Block.	
3.18	Repointing (English Block)	
3.18.1	At the commencement of the project the contractor is to provide a sample area of mortar repointing using lime mortar for acceptance by the CA and listed building officer if required.	
3.18.2	Carefully rake by hand to a minimum depth of 20mm all loose and defective mortar to elevations in isolated areas on all facades and finish with a neat joint to match the existing. Note that existing mortar may be a mixture of original lime and newer sand:cement mortar and allowance must be included for working on both types. Repoint using NHL 3.5 lime mortar to match existing in appearance. Areas to be agreed with CA. Allow the following at £_____ per m2 North elevation - 2m2 West elevation - 10m2 South elevation - 5m2 East elevation - 15m2	
3.18.3	To wall adjacent to southern elevation of the armoury building (located above gate to covered walkway), rake out existing friable mortar pointing to wall and coping brickwork to a depth of 20mm and repoint using NHL 3.5 lime mortar to match existing in appearance and texture. Allow to rake out and repoint 3sq.m	
		

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Ref.	Description	£
3.18.4	Around existing windows remove all loose / live mortar collar joints at the junction between the window frames and brickwork reveals. Repoint areas where mortar was previously missing or removed using NHL 3.5 lime mortar to match existing in appearance. Allow to carry the works out using the provisional quantities below at a rate of £_____ per meter. West Elevation 50lm South Elevation 25lm East Elevation 70lm North Elevation 3lm	
3.19	Brickwork Repairs (English Block)	
3.19.1	Carefully cut out 40nr decayed and badly spalled special cant bricks immediately below 8nr windows on the west elevation and replace with new bricks to match the existing. New brickwork to be reclaimed or heritage effect to match the appearance of the existing and bedded in NHL 3.5 lime mortar to match existing.	
3.19.2	Cut out damaged bricks by double door reveals (4nr) on west facing elevation. Supply and install new ornate bricks to match existing surrounding and bed with NHL 3.5 lime mortar .	
3.19.3	Cut out damaged / missing bricks at low level on west elevation. Supply and install new bricks (4nr) to match the existing and point to match existing. 	
3.19.4	To the east elevation allow to carry out works to 10nr spalling bricks (number to be agreed with the CA upon high level inspection). To areas agreed remove all loose / friable material from the brick face and carry out specialist brickwork refacing repair using mortar to match the appearance of the surrounding brickwork	
3.19.5	Allow to make good all existing penetration holes to all elevations. Allow a Provisional Quantity of 10nr holes not exceeding 20mm diameter at £_____ per hole.	

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Ref.	Description	£
	To the west elevation provide a code 4 lead cover flashing to cap off the top of brickwork pier as shown below. Dress flashing into main brickwork elevation and seal joint with grey lead mastic sealant. 	
3.20	<u>Brickwork Repair Southern Elevation (facing eastern courtyard)</u> 	
3.20.1	To the high level gable (as shown below) reinstate in position loose laid bricks using NHL 3.5 lime mortar to ensure weather tightness of the elevation. Prior to carrying out works allow for CA to inspect whilst bricks are removed. Suggest that a mobile elevated platform is used for these works. 	

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Ref.	Description	£
EXTERNAL REDECORATIONS		
3.21	<u>English Block</u>	
<i>N.B.</i>	The existing paint to the windows has been analysed and confirmed as having a lead content of 5.5%. It should be assumed that lead paint has been applied to all surfaces and appropriate measures for preparation and redecoration must be undertaken. Works described below are to be carried out to all the elevations as highlighted below (including the covered access corridor by the armoury)  — West Elevation — North Elevation — East Elevation — South Elevation — Armoury Elevations — Coupla Louvres	
	<u>Metal Work</u>	
3.21.1	Thoroughly prepare with wet flattening method, all retained metal elements previously decorated for redecoration ensuring no loose or flaking paint ensuring feather edge and wash down.	
3.21.2	Decorate metal security gates (2nr) and metal doors (3nr). Decorate with 1nr coat Dulux Trade Metalshield Zinc Phosphate Primer followed by 2nr full coats of Dulux Trade Metalshield Satin. Colour to match the existing.	
3.21.3	Include as above to prepare and decorate the metal gate post to the south elevation of the armoury	
	<u>Timber Work</u>	
3.21.4	Doors: - Thoroughly prepare existing doors and frames (3nr single, 3nr double). Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing. Allow for painting any timber frame of surrounding glazing above or adjacent to external doors.	

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Ref.	Description	£
3.21.5	Windows: - Thoroughly prepare existing timber sash, casement and pivot windows 75nr of varying shapes, sizes and configurations. Undertake timber and putty repairs as detailed elsewhere..	
3.21.6	Redecorate all window frames, and timber elements with Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	
3.21.7	Coupla Louvres :- Thoroughly prepare timber louvres and frame to couplas. Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 3nr coats Dulux Trade Classic Select Woodstain to match existing.	
3.21.8	Fascias, Soffits, Exposed Rafter Feet: - Thoroughly prepare existing soffits, fascias and rafter feet to all elevations highlighted as applicable removing all loose and flaking paint leaving ready to receive decorations. Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	
3.21.9	<u>Render</u> Prepare existing painted rendered areas by Hall staff entrance (covered corridor by armoury) by washing down and removing all loose and flaking paint. Redecorate with 2nr coats Dulux Trade Weathershield Maximum Exp Smooth Masonry Paint, colour to match the existing.	
3.21.10	Prepare existing painted soffit board by Hall staff entrance (covered corridor by armoury) by washing down and removing all loose and flaking paint. Redecorate with 2nr coats Dulux Trade Weathershield Maximum Exp Smooth Masonry Paint, colour to match the existing.	
3.22	<u>Common Room (including window repairs)</u> 	

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Ref.	Description	£
3.22.1	Prepare existing timber windows and doors ready to receive new decorations. Redecorate all windows, doors, frames and the like with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing. As part of preparation works allow to replace 2lm of timber glazing beading.	
3.22.2	To existing windows allowance is to be made to remove areas of decayed timber in isolated areas and pre-treat with RepairCare Dry Fix Uni. Apply DryFlex 16 to form the repair in strict accordance with manufacturers instructions. (Repair Care International Ltd, 01827 302 517, www.repair-care.co.uk).	
3.22.3	Allow to replace 4lm of timber glazing beading to match existing in size and profile. Extent of beading replacement to be agreed with CA.	
3.22.4	Prepare existing timber fascia ready to receive new decorations. Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing. Allow to replace 1lm of decayed fascia to match existing in profile and size.	
3.22.5	To facilitate access to 2nr windows to the northern end, allow to remove existing timber fencing and cart from site. Move the existing steel framed / polycarbonate bike shelter to allow access and reinstate in position upon completion of the works. Install new close boarded timber fencing upon completion to match existing.	
WINDOWS		
3.23	Window Repairs Works described below are to be carried out to all the elevations as highlighted below  — West Elevation — North Elevation — East Elevation — South Elevation — Annexe Elevations	

READING SCHOOL EXTERNAL REPAIRS PHASE 2

3 - MAIN BUILDING / ENGLISH BLOCK

Ref.	Description	£
3.23.1	To all existing windows remove all loose and cracked putty and sand rebate. Prepare areas in accordance with putty manufacturer guidelines. Prime and re-putty with RepairCare Dry Seal MP Multi-purpose putty replacement, colour white (Repair Care International Ltd, 01827 302 517, www.repair-care.co.uk). Allow to be carried out re-putty works to a provisional measure of 650lm at a rate of £____per meter. The works will be carried out in isolated areas. Apply in strict accordance with manufacturers recommendations. The full extent of works will be agreed and measured on site with the CA. The contractor is not to exceed the provisional allowance without agreement from the CA and is to be notified as soon as possible if there is a risk the allowance will be exceeded.	
3.23.2	Allow to undertake a detailed inspection of each window and surrounding surfaces with the CA. Adequately protect the existing structure, cut out and dispose rotted timber from the lower section of the window frames as required. Allow to renew approximately 10lm of affected timber and splice / insert with new softwood to match the existing. Prior to inserting / splicing any new timber apply a thin coat of RepairCare Dry Flex 1 to the end grains of the new timber and bed in Dry Flex 1 and prepare leaving ready to receive decorations as noted elsewhere. Allow for applying Dry Fix Uni to the existing substrate before carrying out resin repairs. Works to be carried out in isolated areas as agreed with the CA.	
3.23.3	To all windows allowance is to be made for cutting out small areas of decayed timber in isolated areas and pre-treating with RepairCare Dry Fix Uni. Apply DryFlex 16 to form the repair in strict accordance with manufacturers instructions. (Repair Care International Ltd, 01827 302 517, www.repair-care.co.uk). Leave ready to receive decorations.	
3.23.4	To all casements, frames and sills allowance is to be made to prepare and fill small defects and cracks with RepairCare Dry Flex SF. Prepare and apply in full accordance with the manufacturers recommendations and leave ready to receive decorations.	
3.23.5	To all windows, prepare all open joints to the bottom of the sashes / casements and between mullions and sills using a router in accordance with the manufacturers recommendations minimum width 10mm wide x 10mm deep. To all prepared joints pre-treat with RepairCare Dry Fix Uni and carry out conservation joint repair using DryFlex 4 and leave ready to receive decorations.	
3.23.6	To west elevation first floor window replace 1nr heavily decayed sill with new Sapele sill and decorate as per specification noted elsewhere. Cill length 1150mm. In same location allow for replacing bottom rail of lower sash complete including 100mm timber repairs to vertical stiles either side using RepairCare methods noted above.	
3.23.7	Replace 1nr broken pane size 1060mm x 500mm with new glass to match existing. Secure glazing in position using RepairCare DrySeal putty.	

READING SCHOOL EXTERNAL REPAIRS PHASE 2

3 - MAIN BUILDING / ENGLISH BLOCK

Ref.	Description	£
3.23.8	To the armoury roof dormer window, as shown below, the timber repairs etc are to be allowed in the items above. Allow here to replace 3nr timber glazing bars to match existing. 	
3.24	Window Replacements	
	<u>Armoury Roof Dormer Window</u>	
3.24.1	Provide a cost allowance to replace existing timber windows set within armoury roof first floor dormer (same window as shown in Item 3.23.8). New windows to be timber framed with double glazed sealed units to match the existing windows in appearance and configuration. New windows to meet the current u-value requirements as required by Approved Document L. Allow to make good all internal finishes and remove / adapt existing external trims as required to facilitate the works. Windows to be fully decorated internally and externally as per detailed elsewhere within this specification.	
	<u>3nr New Windows above East Elevation Flat Roofs</u>	
3.24.2	Remove existing windows and cart from site.	
3.24.3	Existing windows are an approximate size of 2770mm wide x 830mm high. The windows openings are to be reduced in height to accommodate the increased height of the flat roofs with a 150mm upstand below the windows. Following removal of existing windows build up level of external wall below window using brickwork by approximately 170mm height to form new cill level. To the internal face and top of the raised brickwork, where exposed internally, supply and install British Gypsum Gyproc Thermaline Plus 48mm insulated plasterboard and skim with 2mm Thistle Boardfinish plaster ready to receive decorations allowing for all beading etc as required. Decorate internal new surfaces with 1nr mist coat and 2nr finishing coats of Dulux Trade Matt Emulsion to match existing surfaces. Allow to adapt existing internal joinery i.e. picture rails as necessary to allow for window installation.	

READING SCHOOL EXTERNAL REPAIRS PHASE 2

3 - MAIN BUILDING / ENGLISH BLOCK

Ref.	Description	£
3.24.4	Supply and install bespoke made hardwood timber frame windows to match existing in appearance each with 4nr top hung opening casements. For pricing purposes windows are to be circa 2770mm wide x 660mm high (sizing to be confirmed following confirmation of roof deck height to ensure a 150mm roof upstand below the window sill). New windows to include double glazed sealed units with an overall window u-value of 1.6W/(m²K) in accordance with Approved Document L2. The window is to include all seals, gaskets and the like to ensure weather and air tightness in compliance with all regulations and standards applicable at the time of construction. Internally the windows are to include Teleflex handlers to allow for operation from internal floor level. Windows are to be sealed with polysulphide mastic sealant internally and externally. New windows to be decorated as detailed elsewhere. 	
3.25	SERVICES	
3.25.1	Securely and neatly fix all loose cables back to the building.	
3.25.2	Allow to remove all redundant cabling and dispose.	
3.26	MISCELLANEOUS REPAIRS	
3.26.1	Remove existing door and frame to east elevation and dispose. Include to remove and set aside existing keypad lock. Supply and install new external flush faced hardwood timber door and frame with 3nr new s/s 100mm hinges. Allow to install timber weatherboard to base of door, new s/s push plate, new D pull handle internally. Install keypad lock previously set aside. Decorate door as described elsewhere.	
3.26.2	Remove existing broken louvered vent to WC wall of east elevation and replace with new louvered vent to match the existing.	
3.26.3	Remove existing small wall mounted gas meter cupboard on south facing wall of the armoury and dispose. Form new WBP plywood cupboard to match the existing and decorate as other timber work detailed above. All exposed board edges must be treated and sealed. Include to form mono pitched roof covered with Leadax replacement lead flashing or SBS felt and dressed into wall with new lead flashing. Roof to provide an overhang of at least 30mm to allow adequate throw of water.	

3 - MAIN BUILDING / ENGLISH BLOCK

Ref.	Description	£
		