Kendall Kingscott

Client
The Royal Institute of Cornwall

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Roof Repair Works (MEND) At The Royal Cornwall Museum

Schedule of Works

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Preliminaries

refer to Tender documentation for Full Preliminaries

1.00 Preliminaries Summary

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	TOTAL SECTION 1.00 - CARRIED TO TENDER SUMMARY				0.00

Schedule of Works

2.00 General Requirements

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
2.01	**Generally**				
2.01.1	The Contractor is deemed to have examined all of the Tender Documents and visited site to establish the cost of carrying out the complete works.				
2.01.2	The NBS Works Section, located within the Tender documents, describes materials and workmanship and is not to be priced separately. Any costs relating to the NBS Works Section is to be included within the relevant Schedule of Works Sections within this document. The overall totals are to be inserted within Tender Summary of this document.				
2.01.3	Refer to the Preliminaries information, located within the Tender documents, for guidance on pricing the Preliminaries items. The overall totals are to be inserted within the Preliminaries Summary of this document.				
2.01.4	Refer to the Mechanical & Electrical information, located within the Tender documents, for guidance on pricing the Mechanical & Electrical works. The overall totals are to be inserted within the Mechanical & Electrical Section of this document.				
2.01.5	The Tender Summary of this document will provide the overall tender sum, which is to be carried to the Form of tender.				
2.01.6	The specification information is to be read in conjunction with the drawings and the associated other tender documentation and the Contractor is to allow for carrying out the works in accordance with all details therein, whether shown or implied, as no claim for lack of knowledge in this respect will be entertained.				
2.01.7	The Contractor shall price all of the items hereunder individually and shall not group together multiple items with lump sum allowances.				
2.01.8	In all cases the Contractor shall be deemed to have included for the specified product in his tender price.				
2.02	**Temporary Works**				
	Temporary works clauses are to be read in conjunction with the necessary Preliminaries Section.				
	Provide and erect as necessart, all scaffolding, special scaffolding, platforms etc, raised from gorund level to ensure the proper and safe execution of the qorks in accordance with BS EN 12811-1:2003 Temporary works equipment. Scaffolds, performance requirements and general design, which should be read in conjunction with the Construction (Design and Management) Regulations 2015.				
	The Contractor shall allow to provide and erect as necessary internal tower scaffolding/folding indoor scaffolds, span access platforms, podium/platform steps				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Where works are to be undertaken within roof void areas over ceiling joists or within trussed rafters, provide Oxford Safety Trellis in accordance with manufacturers requirements, or equivalent level of temporary crawl boards to enable safe access and working platform.				
	When working at height is required within roof voids the Contractor shall allow for the installation of specialist scaffolding to including continuality and support down to floor level.				
	When scaffolds are provided for the installation of fire barriers works the Contractor shall allow for all necessary adjustments and alterations of the scaffold to enable the installation of fire barriers to be installed. When installation is being carried out from a single side the scaffold installation shall incorporate all necessary guard rails to the working face to provide protection from falls.				
	The Contractor provide and install secure heras fencing to form a compound around the external skips. Heras fencing access gates to be lockable.				
	TOTAL SECTION 2.00 - CARRIED TO TENDER SUMMARY				**0.00**

3.00 Asbestos Removal

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
3.01	**Generally**				
3.01.1	A Refurbishment & Demolition Asbestos Survey has been undertaken to identify, where practicable, Asbestos Containing Materials (ACM's) within the areas affected by the works. The Refurbishment & Demolition Asbestos Survey is included within the tender documentation. The Contractor is to be mindful of the presence of existing ACMs within any working areas and undertake a Risk Assessment accordingly.				
3.01.2	The Contractor shall allow to undertake the safe removal of ACM's as described to the locations indentified within the Asbestos Refubishment and Demolition Survey Report. The Contractor shall price each item of the asbestos removal works and provide the overall price here.				
3.01.3	Upon completion of the asbestos removal works described above, the Contractor shall undertake an environmental clean, including a reassurance asbestos air test (where necessary), to enable safe reoccupation to these areas.				
3.01.4	In addition to the known items identified within the Asbestos Refurbishment and Demolition Survey Report, the Contractor shall employ an Asbestos Consultant to undertake a further Refurbishment and Demolition Asbestos Survey and further asbestos sampling to the roof areas and areas where access could not be gained previously once the access scaffolding has been erected to determine the presence of and further ACM's prior to undertaking any of the proposed works.				
3.01.5	The Contractor is to provide the further Refurbishment & Demolition Asbestos Survey Report to the Contract Administrator for review as soon as it becomes avaliable.				
3.01.6	Should the Contractor encounter any suspected ACM's during the course of the works, the materials should be assessed and managed in accordance with the HSE guidance documentation HSG 264: Asbestos: The Survey Guide and the Control of Asbestos Regulations 2012.				
3.01.7	The Contractor shall allow a Provisional Sum for unforeseen asbestos removal works as described in Preliminaries clause A54.310A. The Contractor shall undertake the safe removal of ACM's as detailed below.				Refer to Preliminaries Section A54
3.02	**Making Good**				
3.02.1	Making good of the existing structure on removal of the asbestos removal is described elsewhere in this specification.				
3.03	**Notification to HSE**				
3.03.1	With reference to the above materials it shall be the Contractor's responsibility to ensure that their appointed licensed asbestos removal contractor provides notification of the removal of the asbestos to the Health and Safety Executive ahead of the works (where appropriate).				

3.00 Asbestos Removal

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
3.04	**Monitoring of Works and Protection**				
3.04.1	Where the specification requires work to, or in the vicinity of asbestos containing materials, the Contractor shall include a price for the employment of a suitably qualified UKAS accredited body to undertake, smoke test witness, leak, background and reassurance testing (where necessary) for the duration of the works. The Contractor shall also be required to price to provide all enclosures, decontamination units etc. as required to undertake the works in accordance with the Control of Asbestos Regulations 2012 and CDM Regulations. The Contractor, rather than their appointed licensed asbestos removal contractor, shall appoint the asbestos analyst direct.				
3.05	**Clearance Certification**				
3.05.1	Upon completion of the asbestos removal works, the Contractor shall be required to provide air clearance certification of reoccupation (where appropriate).				
3.06	**Timing of Works**				
3.06.1	The Contractor is to allow for and clearly indicate within the programme the timing of asbestos removal works. The programme for asbestos removal is to be approved by the Contract Administrator prior to works commencing.				
3.07	**Asbestos Waste Disposal**				
3.07.1	The Contractor should also provide waste disposal certification in accordance with the Hazardous Waste Regulations 2005.				
	TOTAL SECTION 3.00 - CARRIED TO TENDER SUMMARY				**0.00**

4.00 Flat Roof Overlay Works

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.01	**Preparatory Works**				
4.01.1	Generally				
	The Contractor shall allow for providing adequate protection to the interior of the building. The Contractor shall ensure the building remains weather tight at all times. Any damage which has occurred by water ingress during the works is to be made good at the Contractors expense.				
4.01.2	Cables and cable trays				
	The Contractor shall allow for locally isolating and temporarily disconnecting existing cables running over the existing flat roofs for the duration of the works to facilitate the installation of the new waterproofing system. The Client is to be consulted to determine the best approach. All cables are to be repositioned, tested and commissioned upon completion of the proposed roofing works.				
4.01.3	Air conditioning units				
	The Contractor shall allow for appointing a specialist sub-contractor to isolate, de-gas and carefully remove the existing air conditioning units to facilitate the proposed works. The Contractor shall set the air conditioning units aside and protect for the duration of the works and re-install upon completion of the proposed works.				
	Upon completion of the roofing works, the Contractor shall allow for repositioning the existing air conditioning units on suitable supports above a sacrificial layer of cap sheet to protect the newly installed roofing system. Air conditioning units are to be fully inspected and re-gassed by specialist sub-contractor upon completion of works.				
4.01.4	Fall protection				
	Where the existing laylight is to be removed and replaced, the Contractor shall allow for providing and installing appropriate protection to the perimeter of the existing opening and fall arrest internally to prevent falling through the open void when undertaking the removal/ installation works. Care shall be taken not to damage the ceilings below with any damage being made good at the expense of the Contractor.				
4.01.5	Soil and vent cowls				
	The Contractor shall note the presence of existing soil and vent cowls to the existing roof areas. The Contractor shall provide and install in full accordance with the manufacturer's instructions new Bauder vent cowls where pipes penetrate the waterproofing system.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.01.6	Protrusions				
	The Contractor shall allow for inspecting any roof and/ or upstands, i.e. vents, pipes, etc., to ensure water tightness. The Contractor shall allow to repair or replace defective materials as necessary and prepare each protrusion and/ or upstand as required in order to accept the new waterproofing.				
4.01.7	Drainage				
	The Contractor shall allow for inspecting all existing rainwater outlets and down pipes to ensure free flowing water. Any blockages or defects that are discovered are to be brought to the attention of the Contract Administrator as soon as possible to allow remedial action to be agreed and remedial works to be undertaken as soon as practical in order for the roofing works to proceed.				
4.01.8	Flat Roof S1				
	The Contractor shall allow for carefully removing the existing aluminium coping system complete with all coping clips, cart off site and dispose of.				
	The Contractor shall allow for carefully removing all existing lead cover flashings to felt roof upstands complete with all sealant, wedges, clips etc, cart off site and dispose of.				
	The Contractor shall allow for carefully removing all existing gutters, downpipes, hoppers, brackets and fixings, cart off site and dispose of all arising waste materials.				
4.01.9	Flat Roof S2				
	The Contractor shall allow for carefully removing the existing metal hand/ guard rail system complete with all vertical supports, fixings and feet, cart off site and dispose of.				
	The Contractor shall allow for carefully removing the existing lead sheet coping detail at the abutment with the gable wall of the adjoining property, cart off site and dispose of.				
	The Contractor shall allow for carefully removing all existing lead cover flashings to felt roof upstands complete with all sealant, wedges, clips etc, cart off site and dispose of.				
4.01.10	Flat Roof S3				
	The Contractor shall allow for carefully removing the existing laylight complete with all glass units, metal framework and perimeter flashings, cart off site and dispose of.				
	The Contractor shall allow for carefully removing the existing aluminium coping system complete with all coping clips, cart off site and dispose of.				
	The Contractor shall allow for carefully removing the existing metal hand/ guard rail system complete with all vertical supports, fixings and feet, cart off site and dispose of.				
	The Contractor shall allow for carefully removing all existing lead cover flashings to felt roof upstands complete with all sealant, wedges, clips etc, cart off site and dispose of.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	The Contractor shall allow for carefully removing all existing gutters, downpipes, hoppers, brackets and fixings, cart off site and dispose of all arising waste materials.				
4.01.11	Flat Roof S4				
	The Contractor shall allow for carefully removing the existing metal hand/ guard rails complete with all vertical supports, fixings, feet and paving slabs, cart off site and dispose of.				
	The Contractor shall allow for carefully removing the existing paving slabs from the roof area, cart off site and dispose of.				
	The Contractor shall allow for undertaking works to the existing air conditioning unit as described in clause 4.01.3.				
	The Contractor shall allow for carefully removing all existing lead cover flashings to felt roof upstands complete with all sealant, wedges, clips etc, cart off site and dispose of.				
	The Contractor shall allow for carefully removing all existing downpipes, hoppers, brackets and fixings, cart off site and dispose of all arising waste materials.				
	Where the flat roof covering abuts the existing external wall construction, the Contractor shall allow for neatly cutting the existing render finish 250mm above the existing render stop bead, remove the existing render finish complete with corner and stop beads, cart off site and dispose of all arising waste material. The Contractor shall leave the wall in readiness for the new lead valley gutter and cover flashing installation as described elsewhere.				
	The Contractor shall allow for carefully removing the existing timber door, frame, and threshold complete, together with all fixings and existing perimeter sealants, cart off site and dispose of.				
	The Contractor shall allow to carefully hack off and cut back the external renderwork as deemed necessary to the full perimeter of the door reveal in order to remove the door frame..				
4.01.12	Flat Roof S7				
	The Contractor shall allow for carefully removing the existing paving slabs from the roof area, cart off site and dispose of.				
	The Contractor shall allow for undertaking works to the existing air conditioning unit as described in clause 4.01.3.				
	The Contractor shall allow for carefully removing all existing lead cover flashings to felt roof upstands complete with all sealant, wedges, clips etc, cart off site and dispose of.				
	The Contractor shall allow for carefully removing all existing gutters, downpipes, hoppers, brackets and fixings, cart off site and dispose of all arising waste materials.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Where the flat roof covering abuts the existing external wall construction, the Contractor shall allow for neatly cutting the existing render finish 250mm above the existing render stop bead, remove the existing render finish complete with corner and stop beads, cart off site and dispose of all arising waste material. The Contractor shall leave the wall in readiness for the new lead valley gutter and cover flashing installation as described elsewhere.				
4.01.13	Flat Roof S8				
	The Contractor shall allow for carefully removing all existing lead cover flashings to felt roof upstands complete with all sealant, wedges, clips etc, cart off site and dispose of.				
4.01.14	Flat Roof S9				
	The Contractor shall allow for carefully removing the existing single ply roofing membrane to the full extent of the roof area complete including upstands etc, cart off site and dispose of.				
	The Contractor shall allow a Provisional Sum for unforeseen repair works to the existing timber substrate of the tapered gutter as described in Preliminaries clause A54.310B.				Refer to Preliminaries Sections A54
4.02	**Timber Fascia Repairs - Roof S7**				
4.02.1	Prepration of existing fascia boards				
	The Contractor shall allow to undertake the preparation and redecoration to all existing timber fascia and barge boards as described below.				
	Algae, moss, lichen and mould growths must be removed as far as is practicable by thorough scraping, followed by brushing with stiff fibre brushes. (Do not use wire brushes as strands can detach and could appear after re-painting as rust stains). To kill any residual growth, the affected surfaces should then be treated with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Do not apply in wet weather.				
	The Contractor shall allow to thoroughly clean down all surfaces with soap and water, detergent solution or suitable solvent, to remova all dirt, grease and surface contaminants.				
	The Contractor shall remove all blistered, poorly adhering or otherwise defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open-up all joints which are not tight fitting and rake out thoroughly.				
	The Contractor shall allow to rub down to feather broken edges and dust off. Abrade overall in the direction of the grain to remove any grey denatured timber, raised grain and round sharp edges (a radius 1mm to 2mm for timber other than sills and thresholds) and dust off.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Fill any surface defects, including any knots that have been removed, with a two-pack proprietary wood filler in accordance with the manufacturer's instructions. Any surplus should be removed whilst still wet. Allow to cure and rub down with a suitable grade abrasive paper, removing all dust.				
4.02.2	Repairs to defective timber fascia boards				
	For the purposes of tendering, the Contractor shall allow for carefully removing 5 linear meters of existing defective sections of timber fascia board to roof S7, cart off site and dispose of.				
	To the areas of fascia board previously removed, the Contractor shall allow for supplying and installing new sections of timber fascia and barge boards, profile to match the existing and as described in NBS clause G20.275A. All fixings are to be stainless steel. Round all sharp edges to match the existing fascia and barge boards.				
4.02.3	Additional timber repairs				
	The Contractor is to allow a Provisional Sum for additional removal and replacement of defective timber fascia board over the provisional quantity allowed for above as described in Preliminaries clause A54.310C.				Refer to Preliminaries Sections A54
4.03	**Timber Fascia Board Decoration - Roof S7**				
4.03.1	Priming				
	The Contractor shall allow to prime all sound bare areas and areas exposed by the removal of coatings with 1 coat of Dulux Trade Weathershield Preservative Primer as described in NBS clause M60.130A.				
	Do not apply Dulux Trade Weathershield Primer over existing surfaces that are in good condition or any areas repaired with Repair Care International Ltd resin replacement products. All areas that have been spliced in or replaced should be basecoated in the normal way. Any excess basecoat should be wiped away using a clean lint free cloth.				
4.03.2	Making good				
	The Contractor shall make good all cracks, nail holes, open joints and other imperfections with a suitable stopper/ filler designed for use with a woodstain system. Allow the material to set before rubbing down and dusting off.				
4.03.3	Bring forward				
	The Contractor shall allow to bring forward all primed and/ or filled areas to match the existing system build with 2 coats of Dulux Trade Weathershield Exterior Flexible Undercoat as described in NBS clause M60.130A.				
4.03.4	Finishing system				
	The Contractor shall allow to decorate the prepared surfaces with 2 coats of Dulux Trade Weathershield Exterior High Gloss as described in NBS clause M60.130A. Colour to be white.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.04	**New Rainwater Goods - Roof S7**				
4.04.1	New gutters				
	The Contractor shall allow for providing and installing new black Marley Alutec 125mm Traditional Moulded Ogee aluminium gutters complete with all necessary union brackets, fascia brackets, angles, 102 x 102mm running outlets and internal and external stopends required to complete the installation in accordance with the manufacturer's instructions and as described in NBS clause R10.311A.				
4.04.2	New square hopper heads				
	The Contractor shall allow for providing and installing new black Marley Alutec 102mm square aluminium hopper heads size to match existing removed complete with all accessories required to complete the installation in accordance with the manufacturer's instructions and as described in NBS clause R10.370A.				
4.04.3	New square downpipes				
	The Contractor shall allow for providing and installing new black Marley Alutec 102 x 102mm square aluminium downpipe system complete with all necessary pipe sockets, pipe clips, socket clips, branches, offset bends, access pipes and leaf guards required to complete the installation in accordance with the manufacturer's instructions and as described in NBS clause R10.370A.				
4.05	**New Laylight LL1 - Roof S3**				
4.05.1	New double glazed rooflight system				
	In the position indicated on the drawings, the Contractor shall allow for providing and installing new Lonsdale Thermguard double glazed rooflight system consisting of thin aluminium frame profiles finished in black. The Contractor shall allow for all necessary components to complete the installation in accordance with the manufacturer's instructions and as described in NBS clause L10.460A.				
4.05.2	Unforeseen works to existing aperture				
	The Contractor shall allow a Provisional Sum for unforeseen works to the existing structural opening and kerb detail required in order to complete the laylight installtion as described in Preliminaries clause A54.310D.				Refer to Preliminaries Sections A54
4.06	**Overlay Existing Waterproofing System - All Flat Roofs**				
4.06.1	Scope of works				
	The works involve overlaying the existing waterproofing system. The Contractor shall allow for carefully removing all surface items (including chippings, pavers, pebbles, inverted insulation, debris etc) where relevant from the surface of the existing waterproofing.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Remove all existing waterproofing, insulation, and any Air & Vapour Control Layers from all perimeter upstands and detailing to abutment upstands and vertical skirtings.				
4.06.2	Important notes				
	The Bauder approved Contractor is to inspect the existing waterproofing and report any issues that may have a detrimental effect upon the proposed attachment/installation of the new waterproofing system to both the Client's representative and Bauder Limited.				
	The Contractor shall allow a Provisional Sum for unforeseen issues related to the removal of the existing waterproof covering that may necessitate localised repairs to the existing deck. If it is discovered that the deck is de-graded in any way and is beyond localised repair, it is imperative that the Bauder approved roofing contractor informs both the Contract Administrator and Bauder Limited immediately in order that the problem can be addressed prior to the waterproofing works to be carried out as described in Preliminaries clause A54.310E.				Refer to Preliminaries Sections A54
	The Contractor shall allow a Provisional Sum for unforeseen issues related to remedial works that may be required to either the existing waterproofing or existing roof falls as described in Preliminaries clause A54.310F.				Refer to Preliminaries Sections A54
4.07	**Exposed Waterproofing**				
4.07.1	Existing waterproofing				
	The Contractor shall allow for examining the existing waterproofing. and then prepare by removing any rough edges and/or defects in its surface, loose or flaking solar reflective paint, liquid overlays, surface chippings etc., repairing any localised damaged areas. Waterproofing generally should be secure and properly attached to the sub-structure, clean, dry, smooth, free from frost, contaminants, loose material, voids, protrusions, and organic growths. Dust, dirt, debris, moss, plants and grease must be removed.				
4.07.2	Important note - Blisters/ detached bitumen membrane				
	The Contractor shall allow to repair, re-adhere and protect with additional layer of matching bitumen membrane if necessary.				
4.07.3	All new materials and accessories				
	The Contractor is to ensure that all new materials and accessories are compatible with the existing waterproofing system. If in doubt the Contractor is to contact the local Bauder representative.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.07.4	Existing warm roofs only				
	Localised areas of defective insulation (where relevant): All defective or wet boards to be cut out and removed and replaced with new insulation material of the same thickness, additional layers of membrane may be required to bring up level to match existing surface finish. Please contact Bauder in order that the build-up and proposals are assessed before works commence/continue.				
4.07.5	Preliminary work				
	The Contractor shall allow to complete the following preliminary works: - Formation of abutment upstands, kerbs, box gutters, sumps, grooves, chases and expansion joints. - Fixing of battens, fillets and anchoring plugs/strips as required.				
4.07.6	Priming				
	Before priming and application of the membrane, the Contractor is to ensure that the substrate is clean and dry, free from surface water, ice, snow or frost, dust, dirt, oil, grease, or any foreign matter detrimental to the adhesion of the waterproofing system.				
4.08	**Primer**				
4.08.1	Activator-Primer				
	All areas receiving the new self-adhesive membranes are to be thoroughly primed with Bauder Activator-Primer (Canister), APR01-Black as described in NBS clause J41.110A.				
4.08.2	Purpose				
	Substrate primer to seal and prepare dry surfaces of a variety of common substrate material prior to the application of Bauder self-adhesive bitumen membranes.				
4.08.3	Before application				
	All surfaces must be dry, clean, and free from dust, dirt, oil, grease, and loose material.				
4.08.4	Application method				
	Spray applied to provide even and full coverage. Avoid pooling. Never attempt torching within 10 min of primer application, even if the surface appears dry.				
4.08.5	Application rate				
	The Contractor is to apply the Bauder Activator-Priimer at the following rate: - 300mm wide spray - Coverage: Approx. 96 g/m2 - Two coats may be required for very porous substartes				
4.08.6	Application temperature				
	+5 - +30°C				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.08.7	Drying time				
	Approx.5 - 10 mins, dependent upon ambient temperature and material porosity.				
4.08.8	Coats				
	Fully bond. Allow volatiles to dry off thoroughly between coats				
4.08.9	Re-application				
	Necessary after 4 hours exposure if waterproofing has not yet been applied, to maintain adhesion performance.				
4.08.10	Caution				
	Use only outdoors in well ventilated areas or with respiratory apparatus and keep away from all sources of ignition. Take necessary precautions to avoid the solvent vapour from entering the buildings ventilation system.				
4.09	**Underlayer**				
4.09.1	BauderTEC Sprint Duo				
	2mm thick, 200g/m² glass grille reinforced, self-adhesive elastomeric bitumen underlayer, fully bonded by removing the peel off release film as described in NBS clause J41.110A.				
4.09.2	Important note				
	Bauder Activator-Primer (Canister), APR01-Black, must be applied to the uppermost layer of Bauder Insulation prior to installation of the self-adhesive underlayer.				
	The side laps are to be 100mm and must be laid red over blue, and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) and rolling with the Bauder Long Handled Lap Roller to extrude a continuous bead of bitumen. Head laps to be 100mm and staggered, side laps to be 80mm and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) to extrude a continuous bead of bitumen. The underlayer must be taken up all upstands, edge details, in accordance with current British Codes of Practice, and fully heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) with the air and vapour control layer by a minimum 100mm.				
4.09.3	Optional underlayer for detail work				
	For detailing to un-insulated abutment upstands, where the waterproofing is to be applied to rough or uneven non-combustible surfaces i.e. brickwork or concrete, it is permissible for the installing contractor to use Bauder EGV 3.5 TF underlayer where this product is considered to be better for application to these surfaces. For all other situations, and particularly to vertical insulation, the BauderTEC Sprint DUO underlayer must be used.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.10	**Capping Sheet**				
4.10.1	BauderFlex K4E				
	4.2mm thick, 250g/m² polyester reinforced, elastomeric bitumen capping sheet, charcoal grey slate finish, fully bonded to the underlayer by torching in the approved Bauder manner as described in NBS clause J41.110A. Head laps to be 100mm, side laps to be 80mm, torch sealed to provide a continuous bitumen bead extrusion from all laps.				
4.10.2	Important note				
	The mineral slate finish is a natural product, so the raw material may differ in colour and shade, over which Bauder has no control. There may also be colour variations between each roll of membrane.				
4.11	**Upstands and Detailing**				
	Detail work to be carried out in BauderFLEX K4E in accordance with current British Codes of Practice. Side laps to be 80mm, head laps to be 100mm. A continuous bead of bitumen must extrude from all laps.				
	50mm x 50mm BauderPIR T KL 50 Angle Fillets must be used at all right-angled upstands.				
	Angle fillets will need to be installed using Bauder insulation adhesive, or a suitable bitumen adhesive. Under no circumstances must fillets of an alternative material be incorporated (i.e. timber, cork, fibre, etc.) as this would invalidate the guarantee.				
	Separate flashings must always be formed. The capping sheet taken up a detail in one piece will not be permitted.				
	Refer to appendix for information on Required Upstand Heights and Level Thresholds.				
4.12	**Additional Items**				
4.12.1	New chase & suitable flashing to brickwork upstand				
	The Contractor shall allow for cutting new chases into brickwork upstands. The chase is to be a minimum of 25mm deep and 150mm above the finished surface level. Install suitable counter-flashing, this is to be base clipped and suitably plugged at 300mm centres. Lengths should not exceed 1.5 linear metres and laps should be not less than 150mm.				
	All chases should be brushed clean and sealed using Bauder Sealant Primer prior to the application of Bauder Sealant. All work should be carried out by competent tradesmen in accordance with current British Codes of Practice and the recommendations of the Lead Contractor Association.				
4.12.2	New lead flashing at flat roof abutment with external walls				
	The Contractor shall ensure a neat watertight detail between all existing wall and flat roof abutments and the new roofing membrane finishes to roofs S4 & S7.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	To the extent indicated on the drawings, the Contractor shall allow for cutting a 6mm wide (minimum) x 25mm deep (minimum) chase within the existing stonework face providing a minimum 150mm upstand above the finished level of the new waterproofing.				
	The Contractor shall allow for providing and installing new code 5 lead cover flashing dressed into the newly formed chases as described in NBS clause H71.420. New cover flashings are to be a maximum of 1500mm in length, lap over the roof membrane upstand by a minimum of 75mm and have a minimum end lap of 100mm.				
	The Contractor shall allow for providing and installing stainless steel hall clips at laps and 450mm centres as described in NBS clause H71.980. Upon completion of the installation of the lead flashings and hall clips, the Contractor shall allow for pointing in with British Lead Mills Lead Pointing Sealant as described in NBS clause H71.975.				
	The Contractor shall allow a Provisional Sum for unforeseen detailing and lead flashing works as described in Preliminaries clause A54.310G.				Refer to Preliminaries Sections A54
4.12.2	Dress waterproofing up behind pitched roof slates				
	The Contractor shall allow for removing sufficient courses of slates/tiles and thoroughly inspect the area around the upstand and clear out any combustible material that may have accumulated there. Install the new waterproofing to be dressed up a minimum distance of 200mm (and a minimum vertical height of 150mm from the finished surface level) behind the slates/tiles. Care should be taken on the replacement of the slates/tiles. Any existing under slating must be lifted clear and secured.				
	Tile battens should be temporarily removed for this purpose. Self-adhesive membranes must be used in this area to avoid the risk of fire. Should the existing support to the slope be insufficient, provide or extend the lay board as necessary. Reinstate battens (taking care that any rotten or defective timbers are replaced) and tiles ensuring that the under slating felt laps over the new waterproofing and that any damaged or degraded under slating is renewed. Any broken, missing or damaged tiles/slates must be replaced.				
4.12.3	New GRP trim				
	Prepare the parapet wall by mechanically fixing a minimum 18mm exterior grade plywood or OSB/3 to the horizontal surface. (Plywood should conform to BS EN 636-3 S (Structural) Condition of Use Service Class 3 (Exterior) and OSB/3 should conform to BS EN 300 & CPD/CE).				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Bituminous membranes: - The first layer of membrane must be self-adhesive and dressed to the full extent of the detail using Torch-Free methods. This is to ensure that the detail is fully encapsulated to reduce the risk of fire to exposed combustible materials. - Dress the underlayer up and over the perimeter detail to provide a 25mm overhang. Please refer to Bauder standard detail drawings.				
	Trim: - Setting out: 10mm gap between the back edge of the bottom of the drip to the fascia/wall and 3mm gap between abutting lengths of trim. - Fasteners: Screw fasteners of type appropriate to kerb or deck substrate. Nail fixing is not permitted. - Fixing: 30mm from ends and at 300mm (maximum) centres, stagger fixed. Can be used to retain the capping sheet where the capping sheet is taken to the full extent of the detail – please see Bauder detail drawing. - 150mm deep trims (type 6) – 3no. additional fixings per length of trim. The fixings are to be face fixed with screws and positioned 75mm down from the top edge, one fixing 100mm in from each end and one in the centre and capped with coloured matched plastic weathering caps. A fixed timber packer will be required behind the face of the trim to help facilitate ease of fixing. - For roofs above 10 metres in height – the 100mm deep trim (type 4) will require face fixing, as per 150mm trim above. A fixed timber packer will be required behind the face of the trim to help facilitate ease of fixing. - Jointing sleeves / bridging piece: All lengths should be close butt jointed using an internal jointing sleeve. This must be provided to each joint. - Corner pieces: Purpose made.				
	Completion: - Contact surfaces: Prime with Bauder Primer. - Joints: Cover with 200mm long pads of bitumen membrane, bonded to trim.				
	Completion of bitumen membrane: - Top layer/ Capping sheet: Butt joint to rear edge of trim. - Cover strip: Fully bond to trim and top layer/ capping sheet of bitumen membrane. Carry over roof edge upstand and lap 100 mm onto roof. The capping sheet is to be dressed tightly into the top lip of the trim, ensuring a bead of bitumen extrudes at the edge. Please see Bauder detail drawing.				
	Wall/kerb joints: - The new trim must cover any open joint that may exist at the top of the kerb or wall, by a minimum distance of 20mm.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.12.4	New lead liner to chute outlets through perimeter detail				
	The Contractor shall allow for supplying and installing new Code 4 lead chute liners to all drainage chutes. All chute liners are to be site fabricated to suit the individual details with all joints being lead burned.				
	The chute liner should be manufactured to provide a minimum of 100 mm bonding area for the cap sheet waterproofing to lap onto the lead. The flange of the lead sleeve must be positioned between the underlayer and capping sheet to ensure best security. On completion, the lead liner must be turned down and dressed into the hopper head and the ears returned back and chased into the outer wall.				
4.12.5	Splash pads below outlets				
	The Contractor shall allow for providing and installing a 400mm x 400mm sacrificial layer of BauderFlex K4E capping sheet, charcoal grey slate finish at the base of each rainwater outlet/ downpipe position discharging onto the flat roof areas to protect the mineral finish of the cap sheet to the main roof area below being washed off.				
4.12.6	Infill existing gutter - Roof S3				
	The Contractor shall allow to infill the existing gutter detail between roofs S2 and S3 consisting of 47mm x 100mm C24 treated softwood timber as described in NBS clause G20.210A(2). The Contractor shall ensure that when the gutter detail is levelled it finishes flush with the surrounding roof areas.				
	The Contractor shall allow for providing and installing new 18 mm plywood roof deck to the top of the new treated softwood timbers as described within NBS clause K11.515A.				
	The Contractor shall allow a Provisional Sum for unforeseen repair works to the existing timber substrate of the gutter as described in Preliminaries clause A54.310H.				Refer to Preliminaries Sections A54
4.13	**Guarantee**				
4.13.1	Guarantee				
	A 20 year product and workmanship guarantee is to be provided upon completion following a Final Inspection by Bauder.				
	Details regarding the full terms and conditions are available separately from Bauder Ltd upon request. This system must be installed by a Bauder Approved Contractor, to be eligible for guarantee. The system comprises the waterproofing membranes, insulation, air and vapour control layer, and attachment of these products.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.13.2	Important note				
	It is imperative that the Contractor conforms with the workmanship criteria as listed above. Any deviation from this will result in the contract being considered unguaranteeable by our insurers.				
4.14	**Making Good Existing Render - Roof S4 & S7**				
4.14.1	Making good existing render				
	To the extent of the render previously removed from the existing wall abutments on roofs S4 and S7 to allow the installation of the new waterproofing upstands and lead cover flashings, the Contractor shall allow for making good the existing render finish with new sand:cement render with a plain floated finish to match the existing surrounding render work including for all necessary angle and stop beads required to complete the render work as described in NBS clauses M20.110 and M20.636 respectively.				
4.14.2	Decoration of new and existing render				
	Upon completion of the render works to the gable end of R3 and external walls of R4, the Contractor shall allow for treating the existing render to remove all moss, lichen and algae growth using a specialist cleaning solution suitable for external render finishes and leave in readiness to receive new decoration.				
	Upon completion of the render cleaning, the Contractor shall allow for preparing and decorating the existing render finish using Dulux Trade Weathershield Smooth Masonry Paint as described in NBS clause M60.170A.				
4.15	**Decoration of Existing Timber Door - Roof S7**				
4.15.1	Priming				
	The Contractor shall allow to prime all sound bare areas and areas exposed by the removal of coatings with 1 coat of Dulux Trade Weathershield Preservative Primer as described in NBS clause M60.130A.				
	Do not apply Dulux Trade Weathershield Primer over existing surfaces that are in good condition or any areas repaired with Repair Care International Ltd resin replacement products. All areas that have been spliced in or replaced should be basecoated in the normal way. Any excess basecoat should be wiped away using a clean lint free cloth.				
4.15.2	Making good				
	The Contractor shall make good all cracks, nail holes, open joints and other imperfections with a suitable stopper/ filler designed for use with a woodstain system. Allow the material to set before rubbing down and dusting off.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.15.3	Bring forward				
	The Contractor shall allow to bring forward all primed and/ or filled areas to match the existing system build with 2 coats of Dulux Trade Weathershield Exterior Flexible Undercoat as described in NBS clause M60.130A.				
4.15.4	Finishing system				
	The Contractor shall allow to decorate the prepared surfaces with 2 coats of Dulux Trade Weathershield Exterior High Gloss as described in NBS clause M60.130A. Colour to be white.				
4.16	**New Aluminium Access Door - Roof S4**				
4.16.1	New aluminium doorset with insulated panels				
	As indicated on the drawings, the Contractor shall allow for providing and installing new aluminium external doorset with insulated panel infills as described within NBS clause L20.480A. The Contractor shall allow for all necessary frame extensions and fixing straps to install the doors.				
	The Contractor shall allow for full perimeter sealant for all new external doors, externally and internally, as NBS clauses L20.820A and L20.820B respectively.				
	In addition to the ironmongery described within NBS clause L20.483, the Contractor is to allow a Provisional Sum for external door ironmongery as described within Preliminaries clause A54.310I. All specified and provisional door ironmongery to be agreed with the Contract Administrator prior to manufacturer of the doors.				Refer to Preliminaries Sections A54
4.16.2	Make good render reveals				
	To the extent of the render previously removed to the door reveals and head to allow the installation of the new aluminium doorset, the Contractor shall allow for making good the existing render finish with new sand:cement render with a plain floated finish to match the existing surrounding render work including for all necessary angle and stop beads required to complete the render work as described in NBS clauses M20.110 and M20.636 respectively.				
4.16.3	Decoration of new and existing render				
	Upon completion of the render works to the door reveals and head, the Contractor shall allow for treating the existing render to remove all moss, lichen and algae growth using a specialist cleaning solution suitable for external render finishes and leave in readiness to receive new decoration.				
	Upon completion of the render cleaning, the Contractor shall allow for preparing and decorating the existing render finish using Dulux Trade Weathershield Smooth Masonry Paint as described in NBS clause M60.170A.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.17	**New Aluminium Copings - Roof S1 & S3**				
	As indicated on the drawings, the Contractor shall allow for providing and installing new aluminium coping to the head of the flat roof parapet as described within NBS clause H72.250A.				
4.18	**New Aluminium Guardrails - Roof S2, S3 & S4**				
4.18.1	Guardrails				
	The Contractor shall allow for providing and installing FREESTANDING GUARDRAIL SYSTEM by Roof-Pro as described in NBS clause J41.490A. The guardrail system is a non-penetrative edge protection solution that relies upon a proven counterbalance weight rather than a mechanical fastener to provide the requisite stability.				
	The guardrail system is manufactured from galvanized steel tube, galvanised malleable cast iron fittings and recycled PVC counterweights. Components that are in contact with the roof finish are to be covered with a protective pad.				
	Guardrail height set to 1100mm, with vertical supports at maximum 2.50m centres.				
4.18.2	Corners				
	Form 90 degree corners using 2 No. purpose made swept bends cutting mid and top rails where necessary to form corners.				
4.18.3	End terminations				
	Form end terminations using purpose made 'D' end section secured into weighted upright.				
	Form end terminations using 2 No. wall flange securely fixed into masonry cutting mid and top rails where necessary to form end termination.				
4.18.4	Angles				
	Form acute or obtuse angles using 2 No. variable angle corners cutting mid and top rails where necessary to form corner.				
4.18.5	Change in height				
	Form changes in height using 4 No. 90 deg elbows cutting mid and top rails where necessary to form height change.				
4.18.6	Miscellaneous				
	Coat all free cut ends of tubes using proprietary cold galvanising paint prior to fitting.				
	All grub screws to be checked once installation is complete to ensure all fittings are secure.				
4.19	**Adjustment to Existing Access Stair - Roof S4**				
4.19.1	Re-position existing access stair				
	Prior to undertaking adjustments to the existing access stair, the Contractor shall allow for re-positioning the existing stair to suit the position and access required to the new stair leading to the doorway in the Gable of roof R3.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	The Contractor shall allow for providing and installing new 400mm x 400mm paving slabs below each of the stair base plates. The Contractor shall also provide a sacraficial layer of felt between the new roof finish and new paving slab.				
4.19.2	Access stair adjustments				
	Once the access stair has been repositioned, the Contractor is to review where the feet and base plates of the upper landing sit. If the feet are still bearing onto the aluminium coping unit adaptions will need to be made to the platform.				
	The Contractor shall allow for appointing a specialist metal fabricator to undertake adjustments to the existing galvanised steel access stair between roofs S3 and S4.				
	The Contractor is to allow for extending the platform to the top of the access stair in order to allow the feet/ base plates to bear down onto the flat roof covering and not the aluminium parapet coping as currently installed.				
	The Contractor is to allow for extending the feet/ base plates in order to reach the flat roof covering taking into account the thickness of the paving slab to be installed between the roof finish and underside of the base plate.				
	The Contractor shall allow for providing and installing new 400mm x 400mm paving slabs below each of the stair base plates. The Contractor shall also provide a sacraficial layer of felt between the new roof finish and new paving slab.				
4.19.3	Unforeseen fabrication works				
	The Contractor is to allow a Provisional Sum for unforeseen fabrication works required to the existing access stair as described within Preliminaries clause A54.310J.				Refer to Preliminaries Sections A54
4.20	**New Galvanised Steel Access Stair - Roof S4**				
4.20.1	New access stair from Roof S4 to R3 gable access door				
	The Contractor shall allow for providing and installing new Katt aluminium access ladder from Roof S4 up to the acess door in the gable end of roof R3 in full accordance with the manufacturer's instructions. The new access ladder is to incorporate a 900mm long landing at the top outside the door with handrail and guarding as described in NBS clause L30.310.				
	At the base of the new access stair, the Contractor shall allow for providing and installing new 400mm x 400mm paving slabs below each of the stair base plates. The Contractor shall also provide a sacraficial layer of felt between the new roof finish and new paving slab.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
4.21	**New Aluminium Window to West Elevation - Roof S3**				
4.21.1	Removal of existing timber window unit				
	To the full extent of the existing building and to all floors, the Contractor shall allow for carefully removing the existing timber windows complete with all frames, sub-frames, cills, glazing, fixings and perimeter sealants, cart off site and dispose of.				
	The Contractor shall allow to carefully hack off the existing internal plasterwork to the window reveals and head in order to expose the existing structural opening, cart off site and dispose of all arising waste material.				
	The Contractor shall make good all disturbed surfaces as necessary in preparation for the proposed window installation works.				
4.21.2	New aluminium window				
	As indicated on the drawings, the Contractor shall allow for providing and installing new aluminium double glazed window units as described within NBS clause L10.330A. The Contractor shall allow for all necessary frame extensions and fixing straps.				
	The Contractor shall allow for full perimeter sealant for all new windows, externally and internally, as described within NBS clauses L10.810A, L10.810B and L10.810C respectively.				
4.21.3	Making good plasterwork to internal reveals				
	The Contractor shall allow for making good the previously cut back plasterwork to the window reveals and heads consisting of 11mm undercoat plaster with a 2mm plaster skim coat finish including all necessary stainless steel angle and stop beads as described in NBS clause M20.210 and leave in readiness to receive new decoration.				
4.21.4	Internal decoration to window reveals and head				
	The Contractor shall allow to prepare and decorate new and existing plasterwork to the full depth of the internal window reveals and heads as described in NBS clause M60.110A. Colour to match the existing.				
	TOTAL SECTION 4.00 - CARRIED TO TENDER SUMMARY				**0.00**

5.00 Pitched Roof Works to R2, R3 and S5

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
5.01	**General**				
5.01.1	Safety - Working at Height				
	Safety scaffolding, the location of rubbish skips, access ladders etc. should be agreed with the client and be in accordance with current Health and Safety regulations.				
5.01.2	Roof protection and access voids				
	Adequate fall prevention is to be installed over all roof lights and open hazards, prior to the re-roofing works commencing. These should ideally be installed in conjunction with the scaffold erection. The nets are to be left in-situ for the duration of the job and removed upon completion. If required by the CA				
5.01.3	Storage				
	Materials must be stored carefully on a clean dry surface, under cover and raised clear of the ground. Roll materials must be stored on end.				
	Insulation should be stored inside wherever possible. If outside storage is unavoidable, the insulation packaging alone is not under any circumstances sufficient to provide protection. Replace any materials that become wet during storage. External Slate storage in crates and in a secure area of the site.				
5.01.4	Incomplete work				
	Progress of the works will be such as to maintain the waterproof integrity of the roof/s. At the end of each working day, all open laps and joints to be sealed in accordance with current codes of practice.				
5.01.5	Rainwater goods				
	Test upon completion of the works prior to handover if required by the Architect and CA.				
5.01.6	Inspection and test plan				
	An Inspection and test plan is to be agreed between SSQ Slates and the Registered Contractor; identifying HOLD points for inspections and key milestone details for the issue of the SSQ Slate product warranty as a FOC monitored Installation.				
5.01.7	Protection				
	As soon as an area of waterproofing has been completed it should be inspected upon notification of completion by the contractor. Completed areas should not be used as a building platform or as an access route by other trades. If unavoidable, appropriate protection must be provided for the duration of the construction period. Care should be taken not to mark or dent the works while laying any additional protection.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
5.02	**Demolition/ Strip Out**				
5.02.1	Generally				
	The Contractor shall allow for providing adequate protection to the interior of the building. The Contractor shall ensure the building remains weather tight at all times. Any damage which has occurred by water ingress during the works is to be made good at the Contractors expense.				
	All building demolition, alteration works and temporary support works as described below are to be read in conjunction with NBS section C20 of this specification and the drawings.				
	The Contractor shall make good to all disturbed surfaces in preparation for the proposed works.				
5.02.2	Removal of existing ridge and hip tiles - Roof R2, R3 & S5				
	The Contractor shall allow for carefully removing the existing ridge and hip tiles to the full extent of the pitched roofs R2, R3 and S5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
5.02.3	Removal of existing ridge vents - Roof R3				
	The Contractor shall allow for carefully removing the existing ridge vents installed to pitched roof R3 as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
5.02.4	Removal of existing natural slates - Roof R2, R3 & S5				
	The Contractor shall allow for carefully removing the existing natural slate roof covering and associated fixings to the full extent of pitched roofs R2, R3 and S5 and as indicated on the drawings to be replaced, set aside and protect for the duration of the Contract all slates which have been removed without damage for re-installation on a smaller roof area.				
	Upon completion of the removal of the existing natural slates, the Contractor shall liaise with the Contract Administrator to determine the amount of natural slate available which can be re-used to cover one of the smaller roof areas which is to be re-covered with natural slate.				
5.02.5	Removal of existing leadwork - Roof R2, R3 & S5				
	The Contractor shall allow for carefully removing the existing lead flashings and all other lead detailing etc to the full extent of pitched roofs R2, R3 and S5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
5.02.6	Removal of existing timber battens - Roof R2, R3 & S5				
	The Contractor shall allow for carefully removing the existing timber slating battens to the full extent of pitched roofs R2, R3 and S5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Upon completion of the removal of the existing slating battens, the Contractor shall allow for inspecting and de-nailing where required the existing timber rafters and/ or timber sarking boards prior to commencing with the proposed roofing works.				
5.02.7	Removal of existing underlay - Roof R2, R3 & S5				
	The Contractor shall allow for carefully removing any existing underlay to the full extent of pitched roofs R2, R3 and S5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
5.02.8	Removal of existing tilting fillets - Roof R2, R3 & S5				
	The Contractor shall allow for carefully removing the existing timber tilting fillets at eaves level to the full extent of pitched roofs R2, R3 and S5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
5.02.9	Removal of fascias, soffits and bargeboards - Roof R2 & S5				
	The Contractor shall allow for carefully removing all existing timber fascias, soffits and bargeboards including all fixings to the perimeter of pitched roof R2 and S5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
5.02.10	Drainage				
	Where applicable, the Contractor shall allow for inspecting all existing rainwater gutters, outlets and down pipes to ensure free flowing water. Any blockages or defects that are discovered are to be brought to the attention of the Contract Administrator as soon as possible to allow remedial action to be agreed and remedial works to be undertaken as soon as practical in order for the roofing works to proceed.				
5.02.11	Removal of hanging slates - Roof R2				
	To the extent indicated on the drawings, the Contractor shall allow for carefully removing the existing hanging slates complete with all vertical and horizontal battens, felt/ breather membrane and insect mesh, cart off site and dispose of all arising waste material.				
	Upon completion of the vertical tiling removal works, the Contractor shall allow for inspecting the existing substrate prior to commencing with the installation of the vertical slating system as described in clause 5.07 of this specification.				
	The Contractor shall allow a Provisional Sum for unforeseen repair works required to the existing structure as described in Preliminaries clause A54.310K.				Refer to Preliminaries Sections A54
5.02.12	Removal of existing louvres - Roof R2				
	To the extent indicated on the drawings, the Contractor shall allow for carefully removing the existing timber louvre to each gable of Roof R2, cart off site and dispose of all arising waste material.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	The Contractor shall make good to all disturbed surfaces to the perimeter of the louvre opening in preparation for the proposed hanging slates and installation of new aluminium louvre panels.				
5.02.13	Removal of existing timber door - Roof R3 North Gable				
	The Contractor shall allow for carefully removing the existing timber door, frame, and threshold complete, together with all fixings and existing perimeter sealants, cart off site and dispose of.				
	The Contractor shall allow to carefully hack off and cut back the external renderwork as deemed necessary to the full perimeter of the door reveal in order to remove the door frame..				
5.02.14	Removal of metal platform and railings - Roof R3 North Gable				
	To the extent indicated on the drawings, the Contractor shall allow for carefully removing the existing metal platform and railings installed at high level on the North gable of roof R3, cart off site and dispose of all arising waste material.				
5.03	**Works to Existing Roof Structures**				
5.03.1	Timber repairs to existing timber rafters				
	The Contractor shall allow 40 hours of a carpenters time to undertake timber repairs to the existing rafters at the direction of the Contract Administrator.				
	The Contractor shall allow a Provisional Sum for materials associated with the rafter repairs as described in Preliminaries clause A54.310L.				Refer to Preliminaries Sections A54
5.03.2	Existing timber rafter ends				
	The Contractor shall allow to replace 30no. existing rafter ends up to 1000mm from the end of the rafter. For the purposes of tendering, the Contractor shall assume the existing rafters are 47 mm x 150 mm in size. The Contractor shall allow to splice the new rafter ends to the existing rafters at the direction of the Structural Engineer.				
	The Contractor shall allow 5 days for the Structural Engineer (instructed by the Contract Administrator) to visit site and provide a repair solution.				
5.03.3	Repairs to existing timber sarking boards				
	For the purposes of tendering and to pitched roof R2, the Contractor shall allow to carefully remove 12m2 of damaged timber sarking boards, cart off site and dispose of all arising waste material. To the area of removed sarking boards, the Contractor shall allow for providing and installing new 18mm exterior grade plywood in accordance with BS 1088 and as described in NBS clause K11.515A.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	For the purposes of tendering and to pitched roof R3, the Contractor shall allow to carefully remove 30m2 of damaged timber sarking boards, cart off site and dispose of all arising waste material. To the area of removed sarking boards, the Contractor shall allow for providing and installing new 18mm exterior grade plywood in accordance with BS 1088 and as described in NBS clause K11.515A.				
	For the purposes of tendering and to pitched roof S5, the Contractor shall allow to carefully remove 9m2 of damaged timber sarking boards, cart off site and dispose of all arising waste material. To the area of removed sarking boards, the Contractor shall allow for providing and installing new 18mm exterior grade plywood in accordance with BS 1088 and as described in NBS clause K11.515A.				
	The Contractor shall allow a Provisional Sum for additional sarking board repairs to the existing pitched roofs as described in Preliminaries clause A54.310M.				Refer to Preliminaries Sections A54
5.03.4	New timber tilting fillet				
	As indicated on the drawings, at the eaves, the Contractor shall allow for providing and installing new treated softwood timber tilting fillet as described in NBS clause G20.270(7).				
5.04	**New Timber Counterbattens**				
	Where previously removed,, the Contractor shall allow for providing and installing new 50mm x 38mm treated softwood counter battens to BS 5534 and as described in NBS clause H62.245. New counter battens should not exceed the limits set out in BS 5534.				
5.05	**New Breathable Membrane**				
	As indicated on the drawings, to the top of the new and existing sarking boards, the Contractor shall allow for providing and installing new Permavent Apex air and vapour permeable membrane, installed in full accordance with the manufacturers instructions and as described within NBS clause H62.235A.				
	The Contractor shall allow for temporarily stapling the new breathable membrane to the counterbattens until the tiling battens are installed over the top of the membrane and fixed down to the counterbattens.				
	The Contractor shall ensure that the Permavent Apex is laid taut along the length of the roof and cut to length using a sharp knife. As the installation progresses up the roof, the Contractor shall ensure the laps over the previous runs are a minimum of 100mm. Laps in the membrane are to be sealed with the integrated tape system in accordance with the manufacturer's instructions.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	The Contractor shall ensure that any vertical laps between lengths of Permavent Apex are not less than 100mm wide and positioned so as to coincide with a rafter position. These laps will be secured and sealed by the later fixing of the counterbattens. The Contractor shall avoid vertical laps over the same rafter position in successive runs of the membrane.				
	The Contractor shall ensure that the membrane is lapped over the ridge by not less than 150mm each side (total overlap 300mm). Upon completion of the installation of the membrane the Contractor shall complete the installation of the new tiling battens to the complete roof area which will then firmly hold the membrane in place.				
5.06	**New Slating Battens**				
	As indicated on the drawings, the Contractor shall allow for providing and instaling new 25mm x 50mm stress graded softwood timber battens as described in NBS clause H62.245 secured to the counterbattens with annular ring shank nails to BS 5534.				
	The Contractor shall ensure that the battens are set parallel to the ridge in straight and horizontal lines to the gauge of the new Trevillet natural roofing slates and align to adjacent roof areas.				
	The Contractor shall ensure that the batten length cover at least 3 supports with all joints cut square and butted centrally over the supports below. Joints in battens must not occur more than once in any group of 4 battens on a single rafter support.				
5.07	**New Natural Slate Roof Finish**				
5.07.1	New natural roof slates				
	As indicated on the drawings, the Contractor shall allow for providing and installing new Trevillet Cornish roofing slates to BS EN 5534 and as described in NBS clause H62.145. New slate to be installed in regular diminishing courses and installed with head and side laps in accordance with BS 5534, clause 5.5 to suit slate size, roof pitch and exposure.				
5.07.2	New hip tiles - Roof S5				
	As indicated on the drawings, the Contractor shall allow for providing and installing new mortar bedded and mechanically fixed tiled hip system with interlocking universal angle hip tiles as described in NBS clause H62.565A. The Contractor shall allow for installing the new dry ridge system in full accordance with the manufacturer's recommendations.				
5.07.3	Unforeseen works between pitched and flat roof finishes				
	The Contractor shall allow a Provisional Sum for unforeseen detailing works between the new and existing roof finishes following the installation of the new roof coverings as described in Preliminaries clause A54.310N.				Refer to Preliminaries Sections A54

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
5.07.4	New ridge tiles - Roof R2, R3 & S5				
	As indicated on the drawings, the Contractor shall allow for providing and installing new ventilated dry ridge system with interlocking universal angle ridge tiles as described in NBS clause H62.700A. The Contractor shall allow for installing the new ventilated dry ridge system in full accordance with the manufacturer's recommendations.				
5.07.5	New mortar bedded verges - Roof R2 & R3				
	The Contractor shall allow for providing and installing new mortar bedded verges including new slate undercloak as described in NBS clause H62.445. The Contractor shall allow for pointing in the verges using 3:1 sand:cement mortar mix.				
5.07.6	Soil and vent pipes				
	The Contractor shall allow a Provisional Sum for works to the existing soil and vent pipes as described in Preliminaries clause A54.310O.				Refer to Preliminaries Sections A54
5.08	**New Leadwork**				
5.08.1	Lead sleeves				
	To all pipework penetrations, the Contractor shall allow for providing and installing new lead slates and sleeves in code 5 lead as described in NBS clause H71.480. New lead sleeves are to be manufactured to suit the existing and new pipe diameters. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
5.08.2	Unforeseen lead detailing works				
	The Contractor shall allow a Provisional Sum for unforeseen lead detailing works required to the raking verges to suit the new roof covering as described in Preliminaries clause A54.310P.				Refer to Preliminaries Sections A54
5.09	**New Vertical Slate Hanging - Roof R2**				
5.09.1	Removal of existing boarding				
	The Contractor shall allow for carefully removing the existing plywood/ OSB boarding to each gable end, cart off site and dispose of all arising waste material.				
	Upon completion of the removal of the existing slating and timber battens, the Contractor shall allow for inspecting and de-nailing where required the existing timber studwork prior to commencing with the proposed works.				
5.09.2	Unforeseen works to existing structure				
	The Contractor shall allow a Provisional Sum for unforeseen works required to the existing gable end timber framework upon removal of the existing vertical slate hanging and sheathing board as described in Preliminaries clause A54.310Q.				Refer to Preliminaries Sections A54

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
5.09.3	New insulation between existing studwork				
	The Contractor shall allow for providing and installing 100mm Kingspan Kooltherm K112 insulation boards installed between the existing timber studwork of the gable end in full accordance with the manufacturer's instructions and as described in NBS clause P10.190A. New insulation boards to be neatly cut to ensure the cuts are vertical and fit tightly between the existing joists. New insulation to be cut with an appropriate insulation cutting saw.				
	New insulation boards are to be neatly butted together with no gaps and all joints are to be taped/ sealed on the top side with Kingspan Air-Cell Insulation Tape as described in NBS clause P10.190A.				
5.09.4	New panelvent sheathing				
	To the existing timber frame gable end construction, the Contractor shall allow to supply and install new 12mm panelvent external wall sheathing board in full accordance with the manufacturer's recommendations and as described in NBS clause K11.485A.				
5.09.5	Breather membrane				
	As indicated on the drawings, to the face of the newly installed panelvent sheathing board, the Contractor shall allow for providing and installing new Novia FR breather membrane, installed in full accordance with the manufacturers instructions and as described within NBS clause H62.235B.				
5.09.6	Counter-battens				
	As indicated on the drawings, the Contractor shall allow for providing and instaling new 25mm x 50mm stress graded softwood timber counter-battens as described in NBS clause H62.245 secured with annular ring shank nails to BS 5534.				
5.09.7	Slating battens				
	As indicated on the drawings, the Contractor shall allow for providing and instaling new 25mm x 50mm stress graded softwood timber battens as described in NBS clause H62.245 secured to the counterbattens with annular ring shank nails to BS 5534.				
5.09.8	Ventilation profile				
	At the base and head of the new vertical cladding, the Contractor shall allow for providing and installing a cavity venitlation profile to suit the depth of the counter-battens as described in NBS clause H62.260A.				
5.09.9	Lead soakers and flashing to louvre jambs				
	The contractor shall provide and install new lead soakers and flashings to the external window jambs as NBS H71.440 and in full accordance with the Rolled Lead Sheet Association Manual.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
5.09.10	Vertical slating				
	As indicated on the drawings, the Contractor shall allow for providing and installing new Trevillet Cornish vertical slating to BS EN 5534 and as described in NBS clause H62.120. New slate to be 400mm x 250mm and installed with a minimum head lap of 44.5mm in accordance with the manufacturer's recommendations.				
5.10	**New Louvre Panels - Roof R2**				
	As indicated on the drawings, the Contractor shall allow for providing and installing new aluminium weather louvres in the gable ends of roof R2 as described in NBS clause L10.650A. New louvre dimensions are to suit the existing structural openings of the units being removed.				
	The Contractor shall allow for full perimeter sealant to all new louvre panels, externally and internally, as described within NBS clauses L10.810A, L10.810B and L10.810C respectively.				
5.11	**New Timber Fascia and Bargeboards - Roof R2 & S5**				
5.11.1	New support framework				
	As indicated on the drawings, the Contractor shall allow for providing and installing new 50mm x 50mm treated softwood timber framework support for the new soffit and fascia boards as described in NBS clause G20.270(4).				
5.11.2	New fascia boards - Roof R2 & S5				
	The Contractor shall allow for supplying and installing new timber fascia boards to roofs R2 and S5, profile and size to match the existing and as described in NBS clause G20.275A. All fixings are to be stainless steel. Round all sharp edges to match the existing fascia and barge boards.				
5.11.3	New barge boards - Roof R2				
	The Contractor shall allow for supplying and installing new timber barge boards to roof R2, profile and size to match the existing and as described in NBS clause G20.275A. All fixings are to be stainless steel. Round all sharp edges to match the existing fascia and barge boards.				
5.12	**Timber Fascia and Barge Board Repairs - Roof R3**				
5.12.1	Prepration of existing fascia and barge boards				
	The Contractor shall allow to undertake the preparation and redecoration to all existing timber fascia and barge boards as described below.				
	Algae, moss, lichen and mould growths must be removed as far as is practicable by thorough scraping, followed by brushing with stiff fibre brushes. (Do not use wire brushes as strands can detach and could appear after re-painting as rust stains). To kill any residual growth, the affected surfaces should then be treated with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Do not apply in wet weather.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	The Contractor shall allow to thoroughly clean down all surfaces with soap and water, detergent solution or suitable solvent, to remova all dirt, grease and surface contaminants.				
	The Contractor shall remove all blistered, poorly adhering or otherwise defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open-up all joints which are not tight fitting and rake out thoroughly.				
	The Contractor shall allow to rub down to feather broken edges and dust off. Abrade overall in the direction of the grain to remove any grey denatured timber, raised grain and round sharp edges (a radius 1mm to 2mm for timber other than sills and thresholds) and dust off.				
	Fill any surface defects, including any knots that have been removed, with a two-pack proprietary wood filler in accordance with the manufacturer's instructions. Any surplus should be removed whilst still wet. Allow to cure and rub down with a suitable grade abrasive paper, removing all dust.				
5.12.2	Repairs to defective timber fascia and barge boards				
	For the purposes of tender, the Contractor shall allow for carefully removing 16 linear meters of existing defective sections of timber fascia board to each property, cart off site and dispose of.				
	To the areas of fascia board previously removed, the Contractor shall allow for supplying and installing new sections of timber fascia and barge boards, profile to match the existing and as described in NBS clause G20.275A. All fixings are to be stainless steel. Round all sharp edges to match the existing fascia and barge boards.				
	The Contractor is to allow a Provisional Sum for additional removal and replacement of defective timber fascia board over the provisional quantity allowed for above as described in Preliminaries clause A54.310R.				Refer to Preliminaries Sections A54
5.13	**Timber Fascia & Barge Board Decoration - Roof R2, R3 & S5**				
5.13.1	Priming				
	The Contractor shall allow to prime all sound bare areas and areas exposed by the removal of coatings with 1 coat of Dulux Trade Weathershield Preservative Primer as described in NBS clause M60.130A.				
	Do not apply Dulux Trade Weathershield Primer over existing surfaces that are in good condition or any areas repaired with Repair Care International Ltd resin replacement products. All areas that have been spliced in or replaced should be basecoated in the normal way. Any excess basecoat should be wiped away using a clean lint free cloth.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
5.13.2	Making good				
	The Contractor shall make good all cracks, nail holes, open joints and other imperfections with a suitable stopper/ filler designed for use with a woodstain system. Allow the material to set before rubbing down and dusting off.				
5.13.3	Bring forward				
	The Contractor shall allow to bring forward all primed and/ or filled areas to match the existing system build with 2 coats of Dulux Trade Weathershield Exterior Flexible Undercoat as described in NBS clause M60.130A.				
5.13.4	Finishing system				
	The Contractor shall allow to decorate the prepared surfaces with 2 coats of Dulux Trade Weathershield Exterior High Gloss as described in NBS clause M60.130A. Colour to be white.				
5.14	**New Ridge Vents - Roof R3**				
	The Contractor is to allow a Provisional Sum for replacing the existing ridge vents to roof R3. The new vents are to match the existing in appearance and size and the Contractor shall use the existing as a template. The new ridge vents are to be constructed from Iroko as described in Preliminaries clause A54.310S.				Refer to Preliminaries Sections A54
5.15	**New Aluminium Door to North Gable - Roof R3**				
5.15.1	New aluminium doorset with louvre panel				
	As indicated on the drawings, the Contractor shall allow for providing and installing new aluminium louvred external doorset as described within NBS clause L20.480A. The Contractor shall allow for all necessary frame extensions and fixing straps to install the doors.				
	The Contractor shall allow for full perimeter sealant for all new external doors, externally and internally, as NBS clauses L20.820A and L20.820B respectively.				
	In addition to the ironmongery described within NBS clause L20.483, the Contractor is to allow a Provisional Sum for external door ironmongery as described within Preliminaries clause A54.310T. All specified and provisional door ironmongery to be agreed with the Contract Administrator prior to manufacturer of the doors.				Refer to Preliminaries Sections A54

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
5.15.2	Make good render reveals				
	To the extent of the render previously removed to the door reveals and head to allow the installation of the new aluminium doorset, the Contractor shall allow for making good the existing render finish with new sand:cement render with a plain floated finish to match the existing surrounding render work including for all necessary angle and stop beads required to complete the render work as described in NBS clauses M20.110 and M20.636 respectively.				
	The Contractor shall allow for preparing and decorating the existing render finish to the gable end as described in clause 4.16.3.				
	TOTAL SECTION 5.00 - CARRIED TO TENDER SUMMARY				**0.00**

6.00 Pitched Roof Works to R1, R4 and R5

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.01	**General**				
6.01.1	Safety - Working at Height				
	Safety scaffolding, the location of rubbish skips, access ladders etc. should be agreed with the client and be in accordance with current Health and Safety regulations.				
6.01.2	Roof protection and access voids				
	Adequate fall prevention is to be installed over all roof lights and open hazards, prior to the re-roofing works commencing. These should ideally be installed in conjunction with the scaffold erection. The nets are to be left in-situ for the duration of the job and removed upon completion. If required by the CA				
6.01.3	Storage				
	Materials must be stored carefully on a clean dry surface, under cover and raised clear of the ground. Roll materials must be stored on end.				
	Insulation should be stored inside wherever possible. If outside storage is unavoidable, the insulation packaging alone is not under any circumstances sufficient to provide protection. Replace any materials that become wet during storage. External Slate storage in crates and in a secure area of the site.				
6.01.4	Incomplete work				
	Progress of the works will be such as to maintain the waterproof integrity of the roof/s. At the end of each working day, all open laps and joints to be sealed in accordance with current codes of practice.				
6.01.5	Rainwater goods				
	Test upon completion of the works prior to handover if required by the Architect and CA.				
6.01.6	Inspection and test plan				
	An Inspection and test plan is to be agreed between SSQ Slates and the Registered Contractor; identifying HOLD points for inspections and key milestone details for the issue of the SSQ Slate product warranty as a FOC monitored Installation.				
6.01.7	Protection				
	As soon as an area of waterproofing has been completed it should be inspected upon notification of completion by the contractor. Completed areas should not be used as a building platform or as an access route by other trades. If unavoidable, appropriate protection must be provided for the duration of the construction period. Care should be taken not to mark or dent the works while laying any additional protection.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.01.8	Future access				
	Roofs accessed for regular maintenance of plant, or parts of the building, should be given consideration in providing a predetermined route to and from the entry point to minimise potential hazards and damage to the pitch roof areas.				
6.02	**Demolition/ Strip Out**				
6.02.1	Generally				
	The Contractor shall allow for providing adequate protection to the interior of the building. The Contractor shall ensure the building remains weather tight at all times. Any damage which has occurred by water ingress during the works is to be made good at the Contractors expense.				
	All building demolition, alteration works and temporary support works as described below are to be read in conjunction with NBS section C20 of this specification and the drawings.				
	The Contractor shall make good to all disturbed surfaces in preparation for the proposed works.				
6.02.2	Removal of existing ridge and hip tiles - Roof R1, R4 & R5				
	The Contractor shall allow for carefully removing the existing ridge and hip tiles to the full extent of the pitched roofs R1, R4 and R5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
6.02.3	Removal of existing slates - Roof R1, R4 & R5				
	The Contractor shall allow for carefully removing the existing slate roof covering and associated fixings to the full extent of pitched roofs R1, R4 and R5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
6.02.4	Removal of existing leadwork - Roof R1, R4 & R5				
	The Contractor shall allow for carefully removing the existing lead valleys, back gutters, cover flashings and all other lead detailing etc to the full extent of the pitched roofs R1, R4 and R5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
6.02.5	Removal of lead valley gutters - Roof R1 & R5				
	The Contractor shall allow for carefully removing the existing lead valley gutter complete with all leadwork, cover flashings at abutments and lead rolls where present to roof R1 and R5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
6.02.6	Removal of existing leadwork to protrusions - Roof R5				
	The Contractor shall allow for carefully removing the existing lead detailing etc to the cable and extract vent protrusions through the pitched roof, cart off site and dispose of all arising waste materials.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.02.7	Removal of existing timber battens - Roof R1, R4 & R5				
	The Contractor shall allow for carefully removing the existing timber slating battens to the full extent of pitched roofs R1, R4 and R5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
	Upon completion of the removal of the existing slating battens, the Contractor shall allow for inspecting and de-nailing where required the existing timber rafters and/ or timber sarking boards prior to commencing with the proposed roofing works.				
6.02.8	Removal of existing underlay - Roof R1, R4 & R5				
	The Contractor shall allow for carefully removing any existing underlay to the full extent of pitched roofs R1, R4 and R5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
6.02.9	Removal of existing tilting fillets - Roof R1, R4 & R5				
	The Contractor shall allow for carefully removing the existing timber tilting fillets at eaves level to the full extent of pitched roofs R1, R4 and R5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
6.02.10	Removal of existing valley boards - Roof R1 & R4				
	The Contractor shall allow for carefully removing the existing valley boards where present to the full extent of pitched roofs R1, R4 and R5 and as indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
6.02.11	Drainage - Roof R1, R4 & R5				
	Where applicable, the Contractor shall allow for inspecting all existing rainwater gutters, outlets and down pipes to ensure free flowing water. Any blockages or defects that are discovered are to be brought to the attention of the Contract Administrator as soon as possible to allow remedial action to be agreed and remedial works to be undertaken as soon as practical in order for the roofing works to proceed.				
6.02.12	Removal of existing rainwater goods - Roof R1, R4 & R5				
	The Contractor shall allow for carefully removing all existing gutters, downpipes, hoppers, brackets and fixings for all existing guttering to the perimeter of the pitched roofs indicated on the drawings to be replaced, cart off site and dispose of all arising waste materials.				
6.02.13	Removal of aluminium flashing to parapet upstand - Roof R5				
	The Contractor shall allow to carefully remove the existing aluminium cover flashing installed to the parapet upstand, cart off site and dispose of all arising waste material. The Contractor shall leave the existing upstand ready for the proposed roofing works and lead flashing detail.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.02.14	Removal of existing render finish - Roof R1				
	Where the lead valley gutter abuts the existing external gable wall of Roof R3, the Contractor shall allow for neatly cutting the existing render finish 250mm above the existing render stop bead, remove the existing render finish complete with corner and stop beads, cart off site and dispose of all arising waste material. The Contractor shall leave the wall in readiness for the new lead valley gutter and cover flashing installation as described elsewhere.				
6.03	**Re-bedding Existing Stone Copings - Roof R1, R4 & S7**				
6.03.1	Generally				
	Where coping stones are present, the Contractor shall allow to carefully examine each coping stone installed to the parapet walls for damage and ensure each unit is attached to the substrate below.				
	Any coping stones which are found to be loose are to be carefully removed and mortar residue carefully removed from the coping stone and the old mortar bed carefully removed from the head of the wall so as not to damage the surrounding stonework.				
	Upon completion of the existing mortar removal, the Contractor shall allow for re-bedding the existing coping stones on a new mortar bed. The Contractor shall point the new mortar bed to match the existing and leave in readiness for the associated lead flashing works as described elsewhere.				
6.04	**Cleaning of Existing Stone Copings - Roof R1, R4 & S7**				
6.04.1	Generally				
	The Contractor shall allow for appointing the services of a specialist contractor to undertake the DOFF cleaning process to the existing facing stonework, copings, cills and dressings as described in NBS section C40.				
6.04.2	Cleaning of existing stone copings/ corbels etc.				
	The specialist contractor shall allow for cleaning the existing cast copings/ corbels etc. so as to remove the build up of lichen, dirt, deposits etc using the super conducted steam cleaning system.				
6.05	**Works to Existing Roof Structures**				
6.05.1	Timber repairs to existing timber rafters				
	The Contractor shall allow 40 hours of a carpenters time to undertake timber repairs to the existing rafters at the direction of the Contract Administrator.				
	The Contractor shall allow a Provisional Sum for materials associated with the rafter repairs as described in Preliminaries clause A54.310U.				Refer to Preliminaries Sections A54

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.05.2	Existing timber rafter ends				
	The Contractor shall allow to replace 30no. existing rafter ends up to 1000mm from the end of the rafter. For the purposes of tendering, the Contractor shall assume the existing rafters are 150mm x 47mm in size. The Contractor shall allow to splice the new rafter ends to the existing rafters at the direction of the Structural Engineer.				
	The Contractor shall allow 5 days for the Structural Engineer (instructed by the Contract Administrator) to visit site and provide a repair solution.				
6.05.3	New timber sarking				
	To the full extent of pitched roof R1 and as the slate removal works commence, the Contractor shall allow for providing and installing new 18mm exterior grade plywood sarking in accordance with BS 1088 and as described in NBS clause K11.515A.				
	To the full extent of pitched roof R4 and as the slate removal works commence, the Contractor shall allow for providing and installing new 18mm exterior grade plywood sarking in accordance with BS 1088 and as described in NBS clause K11.515A.				
	To the full extent of pitched roof R5 and as the slate removal works commence, the Contractor shall allow for providing and installing new 18mm exterior grade plywood sarking in accordance with BS 1088 and as described in NBS clause K11.515A.				
	The Contractor shall allow a Provisional Sum for additional sarking boarding to the existing pitched roofs as described in Preliminaries clause A54.310V.				Refer to Preliminaries Sections A54
6.05.4	New lead valleys				
	In the positions indicated on the drawings, the Contractor shall allow for providing and installing new 50mm x 50mm C24 treated softwood timber bearers to form the new valley lining boards as described in NBS clause G20.270(4). The Contractor shall carefully position the new bearers to enable the lining boards to sit flush with the top of the newly installed counter battens.				
	As indicated on the drawings, the Contractor shall allow for providing and installing new 18mm marine grade plywood in accordance with BS 1088 and as described in NBS clause K11.515A. New marine plywood valleys to be fixed back to the new softwood bearers described above using stainless steel screws.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	In the positions indicated on the drawings, the Contractor shall allow for providing and installing new treated softwood timber tilting fillets to suit the tiling batten thickness as described in NBS clause H62.245.				
	As indicated on the drawings, the Contractor shall allow for providing and installing new lining to valleys in code 5 lead as described in NBS clause H71.230. The new lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	The Contractor shall allow a Provisional Sum for unforeseen works to the valleys as described in Preliminaries clause A54.310W.				Refer to Preliminaries Sections A54
6.06	**Vapour Control Layer**				
	As indicated on the drawings, to the top of the new plywood sarking, the Contractor shall allow for providing and installing new vapour control layer as described in NBS clause P10.310.				
6.07	**New Roof Insulation**				
6.07.1	New insulation over existing rafters				
	As indicated on the drawings, the Contractor shall allow for providing and installing new 100mm Kingspan Kooltherm K107 pitched roof board over the existing timber rafters as described within NBS clause P10.145A. Where required, new insulation boards are to be neatly cut to ensure the cuts are vertical and cut with an appropriate insulation cutting saw.				
	New insulation boards are to be neatly butted together with no gaps and all joints are to be taped/ sealed on the top side with Kingspan Air-Cell Insulation Tape as described in NBS clause P10.145A.				
6.07.2	New insulation to eaves				
	The Contractor shall allow for providing and installing new Rockwool Roll Batt insulation tightly fitted at the eaves level as described in NBS clause P10.165.				
6.07.3	New timber stop batten				
	As indicated on the drawings, the Contractor shall allow for providing and installing new 50mm x 100mm treated softwood stop battens as described in NBS clause G20.270(6). The new insulation shall butt up neatly and tightly to the new stop battens.				
6.07.4	New timber counterbattens				
	In the position indicated on the drawings, to secure the new over rafter insulation in place, the Contractor shall allow for providing and installing new 50mm x 38mm treated softwood counter battens to BS 5534 and as described in NBS clause H62.245. New counter battens should not exceed the limits set out in BS 5534.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	The counter battens should be fixed through the insulation into the existing rafters at no more than 150mm centres (for 600mm rafter spacing) using Helifix Inskew 600, 6 x 185mm long fixings installed at 275mm centres to achieve an average density of 6.06 fixing per m2 and to mechanically tie the counterbattens to the existing rafters as described in NBS clause H62.245. Fixings are Austenitic stainless steel grade 304 and should be fixed using an InSkew 600 Power Driver Attachment fitted to an SDS hammer drill and used on the hammer action only. Fixings to be installed in full accordance with the manufacturer's instructions.				
6.07.5	New timber tilting fillet				
	As indicated on the drawings, at the eaves, the Contractor shall allow for providing and installing new treated softwood timber tilting fillet as described in NBS clause G20.270(7).				
6.07.6	Ventilated eaves with separated grills/ trays				
	In the position indicated on the drawings, the Contractor shall allow for providing and installing new Klober PVC eaves carrier/ support tray in full accordance with the manufacturer's instructions and as described within NBS clause H62.355A.				
6.08	**New Breathable Membrane**				
	As indicated on the drawings, to the top of the new and existing sarking boards, the Contractor shall allow for providing and installing new Permavent Apex air and vapour permeable membrane, installed in full accordance with the manufacturers instructions and as described within NBS clause H62.235A.				
	The Contractor shall allow for temporarily stapling the new breathable membrane to the counterbattens until the tiling battens are installed over the top of the membrane and fixed down to the counterbattens.				
	The Contractor shall ensure that the Permavent Apex is laid taut along the length of the roof and cut to length using a sharp knife. As the installation progresses up the roof, the Contractor shall ensure the laps over the previous runs are a minimum of 100mm. Laps in the membrane are to be sealed with the integrated tape system in accordance with the manufacturer's instructions.				
	The Contractor shall ensure that any vertical laps between lengths of Permavent Apex are not less than 100mm wide and positioned so as to coincide with a rafter position. These laps will be secured and sealed by the later fixing of the counterbattens. The Contractor shall avoid vertical laps over the same rafter position in successive runs of the membrane.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	The Contractor shall ensure that the membrane is lapped over the ridge by not less than 150mm each side (total overlap 300mm). Upon completion of the installation of the membrane the Contractor shall complete the installation of the new tiling battens to the complete roof area which will then firmly hold the membrane in place.				
6.09	**New Slating Battens**				
	As indicated on the drawings, the Contractor shall allow for providing and instaling new 25mm x 50mm stress graded softwood timber battens as described in NBS clause H62.245 secured to the counterbattens with annular ring shank nails to BS 5534.				
	The Contractor shall ensure that the battens are set parallel to the ridge in straight and horizontal lines to the gauge of the new Trevillet natural roofing slates and align to adjacent roof areas.				
	The Contractor shall ensure that the batten length cover at least 3 supports with all joints cut square and butted centrally over the supports below. Joints in battens must not occur more than once in any group of 4 battens on a single rafter support.				
	New roofing battens shall be in full accordance with BS 5534.				
6.10	**New Riverstone Slate Roof Finish**				
6.10.1	New natural roof slates				
	As indicated on the drawings, the Contractor shall allow for providing and installing new SSQ Riverstone Phyllite roofing slates to BS EN 5534 as described in NBS clauses H62.105. New slate to be Riverstone 400mm x 250mm Ultra and installed with a minimum head lap of 100mm in accordance with the system manufacturer's instructions.				
6.10.2	New hip tiles - Roof R4				
	As indicated on the drawings, the Contractor shall allow for providing and installing new mortar bedded and mechanically fixed hip system with interlocking universal angle hip tiles as described in NBS clause H62.565A. The Contractor shall allow for installing the new dry ridge system in full accordance with the manufacturer's recommendations.				
6.10.3	Unforeseen works between pitched and flat roof finishes				
	The Contractor shall allow a Provisional Sum for unforeseen detailing works between the new and existing roof finishes following the installation of the new roof coverings as described in Preliminaries clause A54.310X.				Refer to Preliminaries Sections A54

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.10.4	New ridge tiles - Roof R1, R4 & R5				
	As indicated on the drawings, the Contractor shall allow for providing and installing new ventilated dry ridge system with interlocking universal angle ridge tiles as described in NBS clause H62.700A. The Contractor shall allow for installing the new ventilated dry ridge system in full accordance with the manufacturer's recommendations.				
6.10.5	New mortar bedded verges - Roof R4 & R5				
	The Contractor shall allow for providing and installing new mortar bedded verges including new slate undercloak as described in NBS clause H62.445. The Contractor shall allow for pointing in the verges using 3:1 sand:cement mortar mix.				
6.10.6	Soil and vent pipes				
	The Contractor shall allow a Provisional Sum for works to the existing soil and vent pipes as described in Preliminaries clause A54.310Y.				Refer to Preliminaries Sections A54
6.11	**New Leadwork**				
6.11.1	Chimney flashings - Roof R1 & R4				
	To each chimney, the Contractor shall allow for providing and installing new lead bossed front apron flashings in code 5 lead as described in NBS clause H71.472. New leadwork to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	At the roof abutment with the chimney, the Contractor shall allow for providing and installing new lead soakers in code 3 lead as described in NBS clause H71.472. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	The Contractor shall allow for providing and installing new lead cover flashings to the lead soakers in code 5 lead as described in NBS clause H71.420. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	The Contractor shall allow for providing and installing stainless steel hall clips at laps and 450mm centres as described in NBS clause H71.980. Upon completion of the installation of the lead flashings and hall clips, the Contractor shall allow for pointing in with British Lead Mills Lead Pointing Sealant as described in NBS clause H71.975.				
6.11.2	Lead soakers and cover flashings - Roof R1 & R5				
	At the roof abutment with the parapet walls, the Contractor shall allow for providing and installing new lead soakers in code 3 lead as described in NBS clause H71.440. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	The Contractor shall allow for providing and installing new lead cover flashings to the lead soakers in code 5 lead as described in NBS clause H71.440. New lead cover flashings are to be taken up the parapet wall and dressed under coping stones and held in place as descried below. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	The Contractor shall allow for providing and installing stainless steel hall clips at laps and 450mm centres as described in NBS clause H71.980. Upon completion of the installation of the lead flashings and hall clips, the Contractor shall allow for pointing in with British Lead Mills Lead Pointing Sealant as described in NBS clause H71.975.				
6.11.3	Lead sleeves - Roof R5				
	To all pipe and cable penetrations through the roof finish, the Contractor shall allow for providing and installing new lead slates and sleeves in code 5 lead as described in NBS clause H71.480A. New lead sleeves are to be manufactured to suit the existing cable and pipe diameters. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	To the extract ductwork penetrations through the roof finish, the Contractor shall allow for providing and installing new lead slates and sleeves in code 5 lead as described in NBS clause H71.480A. New lead sleeves are to be manufactured to suit the existing extract duct diameters. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
6.11.4	Lead sleeves - Roof R1, R4 & R5				
	To all vent pipework penetrations, the Contractor shall allow for providing and installing new lead slates and sleeves in code 5 lead as described in NBS clause H71.480. New lead sleeves are to be manufactured to suit the existing and new pipe diameters. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
6.11.5	Unforeseen lead detailing works				
	The Contractor shall allow a Provisional Sum for unforeseen and additional lead detailing works required during the roofing works as described in Preliminaries clause A54.310Z.				Refer to Preliminaries Sections A54
6.12	**New Lead Tapered Gutter - Roof R1**				
6.12.1	Unforeseen works to existing timber substrate				
	The Contractor shall allow a Provisional Sum for unforeseen repair works to the existing timber substrate of the tapered gutter as described in Preliminaries clause A54.311A.				Refer to Preliminaries Sections A54

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.12.2	New underlay				
	Prior to installing the lead gutter lining, the Contractor shall allow for providing and installing Associated Lead Geotec geotextile underlay as described in NBS clause H71.209. New geotextile underlay to be installed in full accordance with the manufacturer's instructions.				
6.12.3	New lead gutter lining				
	The Contractor shall allow a for providing and installing new lead lined gutter in code 7 lead as described in NBS clause H71.209. At the wall abutment the gutter is to be turned up by min. 150mm and max. 225mm. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	Drip heights along the length of the gutter lining are to be a minimum height of 60mm. Where a roll abuts a drip, it is important that the finished height of the roll on the lower bay is not less than 5mm below the top edge of the drip. If using rolls larger than the standard 45mm high, the height of the drip should be increased to achieve the 5mm minimum between roll and drip heights. Drips are to be as described in NBS clause H71.209 and H71.860 and installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	Where the gutter lining exceeds the recommended girth, wood-cored rolls are to be used lengthwise to divide the bays into two or more pieces. The maximum overall girth for code 7 lead is 900mm. Wood-cored rolls are to be as described in NBS clause H71.209 and H71.840 and installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	The Contractor shall ensure that the lead-lined gutter has a minimum fall between each drip of 1 in 80. It is important that side laps are not reduced where the drip abuts a vertical wall or slope.				
	With using code 7 lead, the maximum bay distance can be 2.5m without the need for a centre roll in the middle of the top section of gutter lining.				
6.12.4	Unforeseen lead detailing works				
	The Contractor shall allow a Provisional Sum for unforeseen lead detailing works when forming the chute outlets through the existing wall construction at either end of the lead lined gutter as described in Preliminaries clause A54.311B.				Refer to Preliminaries Sections A54

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.12.5	New lead cover flashing				
	At the abutment with the existing gable wall of roof R3, the Contractor shall allow for providing and installing new lead cover flashing in code 5 lead as described in NBS clause H71.420. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	The Contractor shall allow for providing and installing stainless steel hall clips at laps and 450mm centres as described in NBS clause H71.980. Upon completion of the installation of the lead flashings and hall clips, the Contractor shall allow for pointing in with British Lead Mills Lead Pointing Sealant as described in NBS clause H71.975.				
6.13	**New Lead Tapered Gutter - Roof R5**				
6.13.1	Unforseen works to existing timber substrate				
	The Contractor shall allow a Provisional Sum for unforeseen repair works to the existing timber substrate of the tapered gutter as described in Preliminaries clause A54.311C.				Refer to Preliminaries Sections A54
6.13.2	Widening existing tapered gutter				
	As indicated on the drawings, the Contractor shall allow for providing and installing new 47mm x 150mm C24 treated softwood timber joists between the existing timber pole plate and existing timber rafters of Roof R5 as described in NBS clause G20.210(3).				
	The Contractor shall allow for providing and installing new 47 mm wide C16 treated softwood timber firrings tapered to suit a 1 degree roof pitch to the top of the new timber joists as described within NBS clause G20.210C(1). Minimum firring depth to be 25 mm.				
	As indicated on the drawings, the Contractor shall allow for providing and installing new 18 mm plywood roof deck to the top of the new treated softwood firrings as described within NBS clause K11.515A.				
6.13.3	New underlay				
	Prior to installing the lead gutter lining, the Contractor shall allow for providing and installing Associated Lead Geotec geotextile underlay as described in NBS clause H71.209. New geotextile underlay to be installed in full accordance with the manufacturer's instructions.				
6.13.4	New lead gutter lining				
	The Contractor shall allow a for providing and installing new lead lined gutter in code 7 lead as described in NBS clause H71.209. At the wall abutment the gutter is to be turned up by min. 150mm and max. 225mm. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Drip heights along the length of the gutter lining are to be a minimum height of 60mm. Where a roll abuts a drip, it is important that the finished height of the roll on the lower bay is not less than 5mm below the top edge of the drip. If using rolls larger than the standard 45mm high, the height of the drip should be increased to achieve the 5mm minimum between roll and drip heights. Drips are to be as described in NBS clause H71.209 and H71.860 and installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	Where the gutter lining exceeds the recommended girth, wood-cored rolls are to be used lengthwise to divide the bays into two or more pieces. The maximum overall girth for code 7 lead is 900mm. Wood-cored rolls are to be as described in NBS clause H71.209 and H71.840 and installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	The Contractor shall ensure that the lead-lined gutter has a minimum fall between each drip of 1 in 80. It is important that side laps are not reduced where the drip abuts a vertical wall or slope.				
	With using code 7 lead, the maximum bay distance can be 2.5m without the need for a centre roll in the middle of the top section of gutter lining.				
6.13.5	Unforeseen lead detailing works				
	The Contractor shall allow a Provisional Sum for unforeseen lead detailing works required during the lead lined gutter installation as described in Preliminaries clause A54.311D.				Refer to Preliminaries Sections A54
6.13.6	New lead cover flashing				
	At the abutment with the existing wall, the Contractor shall allow for providing and installing new lead cover flashing in code 5 lead as described in NBS clause H71.420. New lead work is to be installed in full accordance with the Rolled Lead Sheet - The Complete Manual from the Lead Sheet Association.				
	The Contractor shall allow for providing and installing stainless steel hall clips at laps and 450mm centres as described in NBS clause H71.980. Upon completion of the installation of the lead flashings and hall clips, the Contractor shall allow for pointing in with British Lead Mills Lead Pointing Sealant as described in NBS clause H71.975.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.14	**Making Good Existing Render - Roof R1**				
6.14.1	Making good existing render				
	To the extent of the render previously removed from the gable end of roof R3 to allow the installation of the new lead valley gutter and lead cover flashings, the Contractor shall allow for making good the existing render finish with new sand:cement render with a plain floated finish to match the existing surrounding render work including for all necessary angle and stop beads required to complete the render work as described in NBS clauses M20.110 and M20.636 respectively.				
6.14.2	Decoration of new and existing render				
	Upon completion of the render works to the gable end of R3, the Contractor shall allow for treating the existing render to remove all moss, lichen and algae growth using a specialist cleaning solution suitable for external render finishes and leave in readiness to receive new decoration.				
	Upon completion of the render cleaning, the Contractor shall allow for preparing and decorating the existing render finish using Dulux Trade Weathershield Smooth Masonry Paint as described in NBS clause M60.170A.				
6.15	**Timber Fascia and Barge Board Repairs - Roof R1, R4 & R5**				
6.15.1	Prepration of existing fascia and barge boards				
	The Contractor shall allow to undertake the preparation and redecoration to all existing timber fascia and barge boards as described below.				
	Algae, moss, lichen and mould growths must be removed as far as is practicable by thorough scraping, followed by brushing with stiff fibre brushes. (Do not use wire brushes as strands can detach and could appear after re-painting as rust stains). To kill any residual growth, the affected surfaces should then be treated with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Do not apply in wet weather.				
	The Contractor shall allow to thoroughly clean down all surfaces with soap and water, detergent solution or suitable solvent, to remova all dirt, grease and surface contaminants.				
	The Contractor shall remove all blistered, poorly adhering or otherwise defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open-up all joints which are not tight fitting and rake out thoroughly.				
	The Contractor shall allow to rub down to feather broken edges and dust off. Abrade overall in the direction of the grain to remove any grey denatured timber, raised grain and round sharp edges (a radius 1mm to 2mm for timber other than sills and thresholds) and dust off.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Fill any surface defects, including any knots that have been removed, with a two-pack proprietary wood filler in accordance with the manufacturer's instructions. Any surplus should be removed whilst still wet. Allow to cure and rub down with a suitable grade abrasive paper, removing all dust.				
6.15.2	Repairs to defective timber fascia and barge boards				
	For the purposes of tendering, the Contractor shall allow for carefully removing 16 linear meters of existing defective sections of timber fascia board to roof R1, cart off site and dispose of.				
	For the purposes of tendering, the Contractor shall allow for carefully removing 16 linear meters of existing defective sections of timber fascia board to roof R4, cart off site and dispose of.				
	For the purposes of tendering, the Contractor shall allow for carefully removing 16 linear meters of existing defective sections of timber fascia board to roof R5, cart off site and dispose of.				
	For the purposes of tender, the Contractor shall allow for carefully removing 10 linear meters of existing defective sections of timber barge board to roof R4, cart off site and dispose of.				
	For the purposes of tender, the Contractor shall allow for carefully removing 10 linear meters of existing defective sections of timber barge board to roof R5, cart off site and dispose of.				
	To the areas of fascia board previously removed, the Contractor shall allow for supplying and installing new sections of timber fascia and barge boards, profile to match the existing and as described in NBS clause G20.275A. All fixings are to be stainless steel. Round all sharp edges to match the existing fascia and barge boards.				
	The Contractor is to allow a Provisional Sum for additional removal and replacement of defective timber fascia board over the provisional quantity allowed for above as described in Preliminaries clause A54.311E.				Refer to Preliminaries Sections A54
6.16	**Timber Fascia & Barge Board Decoration - Roof R4 & R5**				
6.16.1	Priming				
	The Contractor shall allow to prime all sound bare areas and areas exposed by the removal of coatings with 1 coat of Dulux Trade Weathershield Preservative Primer as described in NBS clause M60.130A.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Do not apply Dulux Trade Weathershield Primer over existing surfaces that are in good condition or any areas repaired with Repair Care International Ltd resin replacement products. All areas that have been spliced in or replaced should be basecoated in the normal way. Any excess basecoat should be wiped away using a clean lint free cloth.				
6.16.2	Making good				
	The Contractor shall make good all cracks, nail holes, open joints and other imperfections with a suitable stopper/ filler designed for use with a woodstain system. Allow the material to set before rubbing down and dusting off.				
6.16.3	Bring forward				
	The Contractor shall allow to bring forward all primed and/ or filled areas to match the existing system build with 2 coats of Dulux Trade Weathershield Exterior Flexible Undercoat as described in NBS clause M60.130A.				
6.16.4	Finishing system				
	The Contractor shall allow to decorate the prepared surfaces with 2 coats of Dulux Trade Weathershield Exterior High Gloss as described in NBS clause M60.130A. Colour to be white.				
6.17	**New Rainwater Goods - Roof R4 & R5**				
6.17.1	New gutters				
	The Contractor shall allow for providing and installing new black Marley Alutec 125mm Traditional Moulded Ogee aluminium gutters complete with all necessary union brackets, fascia brackets, angles, 102 x 102mm running outlets and internal and external stopends required to complete the installation in accordance with the manufacturer's instructions and as described in NBS clause R10.311A.				
6.17.2	New square hopper heads				
	The Contractor shall allow for providing and installing new black Marley Alutec 102mm square aluminium hopper heads size to match existing removed complete with all accessories required to complete the installation in accordance with the manufacturer's instructions and as described in NBS clause R10.370A.				
6.17.3	New square downpipes				
	The Contractor shall allow for providing and installing new black Marley Alutec 102 x 102mm square aluminium downpipe system complete with all necessary pipe sockets, pipe clips, socket clips, branches, offset bends, access pipes and leaf guards required to complete the installation in accordance with the manufacturer's instructions and as described in NBS clause R10.370A.				

6.00 Pitched Roof Works to R1, R4 and R5

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
6.18	**New Access Ladders**				
6.18.1	New access ladder between roofs R1 & S2				
	The Contractor shall allow for providing and installing new fixed vertical access ladder with walkthrough allowing access from roof S2 to the valley gutter of roof R1 installed in accordance with the manufacturer's instructions and as described in NBS clause L30.410A.				
6.18.2	New access ladder between roofs R1 & S9				
	The Contractor shall allow for providing and installing new fixed vertical access ladder with walkthrough allowing access from roof S9 to the valley gutter of roof R1 installed in accordance with the manufacturer's instructions and as described in NBS clause L30.410A.				
	TOTAL SECTION 6.00 - CARRIED TO TENDER SUMMARY				**0.00**

7.00 New Roof Insulation Works

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
7.01	**New Insulation Works - Roof R1**				
7.01.1	Removal				
	The Contractor shall allow for removing the existing insulation installed between the existing rafters, cart off site and dispose of all arising waste material.				
7.01.2	New insulation over existing rafters				
	Refer to section 6.05 of this specification for the proposed works to be undertaken.				
7.02	**New Insulation Works - Roof R2**				
7.02.1	Removal				
	The Contractor shall allow for removing the existing loose laid insulation installed between and over the existing ceiling joists, cart off site and dispose of all arising waste material.				
7.02.2	New insulation between existing joists				
	The Contractor shall allow for providing and installing 100mm Knauf Insulation Loft Roll 44 laid between the existing ceiling joists in full accordance with manufacturer's instructions and as described in NBS clause P10.125A.				
7.02.3	New insulation over existing joists				
	The Contractor shall allow for providing and installing 200mm Knauf Insulation Loft Roll 44 laid across the existing ceiling joists in full accordance with manufacturers instructions and as described in NBS clause P10.135A.				
7.03	**New Insulation Works - Roof R3**				
7.03.1	Generally				
	The Contractor shall allow to employe a specialist working at height Contractor e.g. Garness Contracting Ltd, to undertake all works within the roof void above the Main Gallery. Before works commence the specialist sub-contractor will be required to produce a Safe System of Work.				
7.03.2	Removal				
	The Contractor shall allow for carefully removing existing loose laid insulation installed between and over the existing arched ceiling joists, cart off site and dispose of all arising waste material. The Contractor shall take care so as the not damage or fall through the glazing in the arched ceiling over the Main Gallery.				
7.03.3	New insulation support netting				
	The Contractor shall allow for providing and installing polyproplene insulation support netting on top of the existing ceiling joists, ensuring the netting is not sagging between the joists. The netting shall be fixed on top of the ceiling joists.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
7.03.4	New insulation over existing joists				
	The Contractor shall allow for providing and installing 300mm Knauf Insulation Loft Roll 44 laid across the existing ceiling joists and supported by the netting consisting of 1no layer of 100mm insulation roll with 1no. layer of 200mm insulation roll laid over in full accordance with manufacturer's instructions and as described in NBS clauses P10.125A and P10.135A respectively.				
7.04	**New Insulation Works - Roof R4**				
7.04.1	New insulation over existing rafters				
	Refer to section 6.05 of this specification for the proposed works to be undertaken.				
7.05	**New Insulation Works - Roof R5 (Rear Section)**				
7.05.1	Removal				
	The Contractor shall allow for removing the existing insulation installed between the existing rafters, cart off site and dispose of all arising waste material.				
7.05.2	New insulation over existing rafters				
	Refer to section 6.05 of this specification for the proposed works to be undertaken.				
7.06	**New Insulation Works - Roof R5 (Front Section)**				
7.06.1	Removal				
	To the front section of Roof R5, the Contractor shall allow for carefully removing the existing loose laid insulation installed between and over the existing ceiling joists, cart off site and dispose of all arising waste material.				
7.06.2	New insulation between existing joists				
	Refer to section 6.05 of this specification for the proposed works to be undertaken.				
7.07	**New Insulation Works - Roof S5**				
	The Contractor is to allow a Provisional Sum for new insulation to Roof S5 upon completion of the slate removal works as described in Preliminaries clause A54.311F.				Refer to Preliminaries Sections A54
7.08	**New Insulation Works - Roof S3**				
7.08.1	Removal				
	The Contractor shall allow for carefully removing the existing boarded ceiling, cart off site and dispose of all arising waste material. The Contractor shall allow to isolate, temporarily remove, set-aside, reinstate and commission mounted fittings and equipment .				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
7.08.2	New insulation between existing ceiling joists				
	The Contractor shall allow for providing and installing 100mm Kingspan Kooltherm K107 insulation boards installed between the existing ceiling joists in full accordance with manufacturer's instructions and as described in NBS clause P10.140A. New insulation boards to be neatly cut to ensure the cuts are vertical and fit tightly between the existing joists. New insulation to be cut with an appropriate insulation cutting saw.				
7.08.3	New insulation under existing ceiling joists				
	The Contractor shall allow for providing and installing 52.5mm Kingspan Kooltherm K118 insulated plasterboard fixed to the underside of the existing ceiling joists in full accordance with manufacturer's instructions and as described in NBS clause K10.205A. Where required, new boards are to be neatly cut to ensure the cuts are vertical and cut with an appropriate insulation cutting saw.				
7.08.4	Decoration				
	The Contractor shall allow for carefully making good the ceiling surfaces, leave clean and tidy and prepare ready to accept new plaster finish as described in NBS clause K10.680. The Contractor shall allow to prepare new and existing ceiling surfaces as described in NBS clauses M60.400 to 590. The Contractor shall allow to decorate all new and existing ceiling surfaces in accordance with the following specifications.				
	The Contractor shall allow to prepare and decorate the new vaulted plasterboard ceiling as described in NBS clause M60.110B.				
7.09	**New Plasterboard Ceiling (Charles Barham Rm)**				
7.09.1	Removal				
	The Contractor shall allow for carefully removing the existing boarded ceiling, cart off site and dispose of all arising waste material. The Contractor shall allow to isolate, temporarily remove, set-aside, reinstate and commission mounted fittings and equipment .				
7.09.2	New plasterboard ceiling				
	The Contractor shall allow for providing and installing new plasterboard ceilings as descirbed in NBS clause K10.245A.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
7.09.3	Decoration				
	The Contractor shall allow for carefully making good the ceiling surfaces, leave clean and tidy and prepare ready to accept new plaster finish as described in NBS clause K10.680A. The Contractor shall allow to prepare new and existing ceiling surfaces as described in NBS clauses M60.400 to 590. The Contractor shall allow to decorate all new and existing ceiling surfaces in accordance with the following specifications.				
	The Contractor shall allow to prepare and decorate the new vaulted plasterboard ceiling as described in NBS clause M60.110B.				
	TOTAL SECTION 7.00 – CARRIED TO TENDER SUMMARY				**0.00**

8.00 External Render Repairs - North Elevation

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
8.01	**Demolition/ Strip Out**				
8.01.1	Generally				
	All building demolition, alteration works and temporary support works as described below are to be read in conjunction with NBS section C20 of this specification and the drawings.				
	The Contractor shall ensure the building remains weather tight at all times. Any damage which has occurred by water ingress during the works is to be made good at the Contractors expense.				
	The Contractor shall make good to all disturbed surfaces in preparation for the proposed works.				
8.01.2	Removal of existing rainwater goods				
	To the extent of the PVC-u fascia board, the Contractor shall allow for carefully removing the existing rainwater gutters, hopper and downpipes complete with all brackets, pipe clips and fixings, cart off site and dispose of all arising waste material.				
8.01.3	Removal of existing PVC-u fascia board				
	To the extent indicated on the drawings, the Contractor shall allow for carefully removing the existing white PVC-u facsia board complete with all fixings, cart off site and dispose of all arising waste material.				
8.01.4	Removal of existing render finish				
	To the extent indicated on the drawings to the North Elevation, the Contractor shall allow for carefully removing the existing insulated render system from ground floor level up to the lead flashing/ rendered band above the ground floor window heads, cart off site and dispose off all arising waste material.				
	The Contractor shall ensure the rendered detail to the perimeter of the window reveals remains in-situ and the render system is carefully cut and removed around them.				
8.02	**Making Good Existing Cast Window Cills**				
8.02.1	Generally				
	The Contractor shall allow for inspecting the existing concrete cills and where the existing concrete cills are found to be damaged the Contractor shall inform the Contract Administrator the extent of the damage prior to proceeding with the works.				
8.02.2	Repairs to existing window cills				
	The Contractor shall allow for carefully removing all loose material from the existing concrete window cills prior to starting any repair works.				
	The Contractor is to ensure that all surfaces are clean, suitably dry and free from anything that will interfere with adhesive materials to be applied. Remove loose or flaking materials by scraping or brushing with a stiff bristle brush (not wire) to a sound edge.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Remove all signs of organic growth by scraping or brushing with a stiff bristle brush.				
	The Contractor shall allow for repairing all damaged areas including cracks to the concrete window cills as described in NBS section C42.				
8.02.3	Unforeseen window cill replacements				
	The Contractor is to allow a Provisional Sum for unforeseen concrete window cill replacements upon inspection of the existing condition as described in Preliminaries clause A54.311G.				Refer to Preliminaries Sections A54
8.03	**New SAS ProRend EIFS System**				
8.03.1	Generally				
	The Contractor shall allow for supplying and installing new insulated render system to the North Elevation as described in NBS clause M20.160A and as detailed below.				
8.03.2	System reference				
	ProRend EIFS – façade insulation system with decorative finishing for masonry or light constructive exterior walls. This system is uses fire resistant mineral wool finished with highly elastic, tension free and highly vapour permeable silicone finish. Colourtex is available in an extensive colour range and provides uniform or grained texture.				
8.03.3	Structural substrate				
	Existing solid masonry and concrete substrates.				
8.03.4	Preparation				
	Where loose or friable material is present, remove by water jetting. On pre-painted surfaces these areas should be secondary fixed with mechanical fixings.				
8.03.5	Insulation				
	ProRend EIFS Mineral Wool Slab: 20mm – 200mm thick; 105 kg/m3 average density; thermal conductivity 0.036 W/m°C; flame retardant euroclass A1; blunt edges; thickness increments in 10mm steps. Variations in U value are achieved dependent upon thickness and thermal conductivity of Mineral Wool insulation.				
	Dimensional tolerance maximums: - Length or width: 1 mm. - Thickness: +/-0.5 mm. - Defection: 0.5 mm. - Surface area: 1200 mm x 600 mm.				
	Mineral wool to be manufactured by SAS (Europe) Ltd. approved manufacturers.				
8.03.6	Method of fixing				
	ProRend Lite Adhesive and Ground Mortar.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
8.03.7	Starter track				
	Starter track – plasters beads, manufactured by SAS (Europe) Ltd approved manufacturer, 2.5m long to be fixed to substrate using stainless steel fixings. Spacing should be approximately 500mm apart.				
	Insulation boards should be fixed with 4-6mm of the ProRend Lite. Insulation boards to be installed brick bond style with a minimum of 150mm staggered joints. First boards are installed horizontally on the Starting Bead providing a level base line. Minimum adhesion 60% coverage. Uniform contact of the entire board must be ensured by even pressure application over the whole surface area. All joints to be butted together to remove thermal breaks within ProRend EIFS insulation system. No adhesive to be present between board joints. Time for adhesive to cure as per directions on adhesive.				
	Any damaged or open joints to be filled with Polyurethane expanding foam. Once set foam can be scraped back flush with the insulation board; minimum drying time of 24 hours.				
	Abutments of window and door frames should be sealed all round with a sealing band, before the fixing of the panels ensuring the building is water-tight.				
	Mechanical fixings should be used to secondary fix the insulation, a minimum of 10 fixings / m2. - H1 fixings for masonry and concrete. - STRU fixings for lightweight and aircrete blocks. - SW8R fixings for cement particle board on steel studs with SBHT washer				
8.03.8	Beads and trims				
	A wide range of PVCu plastic beads are manufactured by ProBead UK Ltd. Beads must be installed in conjunction with manufacturer's specifications. ProBead PVCu Beads are available in a wide range of colours to match a wide range of ProRend EIFS finish colours. - Bellcast bead - Ref: 3BC10 or 3BC15. - Angle bead - Ref: SAB6, SAB10 or WAB10. - Expansion bead - Ref: EX6 or EX10. - Stop bead - Ref: 3SB6 or 3SB10. - Noseless mesh angle bead - Ref: NMAB.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
8.03.9	ProRend lite/ ProMesh grade 3				
	Application: mix dry mortar ProRend Lite with tap water, mix into a lump-free homogenous mass. Wait for 2 minutes and mix again. Apply a 3/4mm coat to the Insulation. Embed ProMesh Grade 3 into the applied material; minimum 100mm overlap between mesh. Additional mesh patches should be applied diagonally across corners of opening. No more than 3 layers of mesh in any one location. Overcoat with 2/3mm of ProRend Lite; spatula the surface to give a flat and even finish. The minimum finished thickness is 5mm. Cure for 48 hours before applying other products.				
8.03.10	ProRend colourtex primer				
	Up to 750ml of clean water can be added to the 16kg container (no more that 5% of total weight). Mix with a drill or whisk for 2/3 minutes ensuring the water is mixed thoroughly. Apply with a roller or brush ensuring complete obliteration of the background. Protect to dry for 24 hours.				
8.03.11	ProRend colourtex uniform				
	It is essential that ProRend Colourtex Uniform is mixed before use; add a maximum of 2% water to the material and mix thoroughly with an electric hand mixer (e.g. drill and whisk) to ensure good workability.				
	ProRend Colourtex Uniform should be applied to the backing by traditional methods. A tight coat to the thickness of the largest aggregate within the material is applied using a stainless steel hawk and trowel. A flowing edge should be maintained. Do not interrupt application until a complete section is finished. Leave for approximately 10-30 minutes, depending on drying conditions, the ProRend Colourtex Uniform is finished by rubbing with a smooth plastic float in either horizontal, vertical or circular strokes.				
	ProRend Colourtex Uniform can also be spray applied using the appropriate machinery. ProRend Colourtex Uniform should also be applied by an applicator that has experience with this type of product.				
	Please note that if large areas are to be coated, it is advisable to mix buckets with various batch numbers thoroughly before application.				
8.03.12	Accessories				
	Accessories: - Seal tape. - ProBead plasters profiles. - ProBead expansion joints.				

8.00 External Render Repairs - North Elevation

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
8.04	**New SAS ProRend EIFS System - Areas Below DPC**				
8.04.1	Areas below DPC				
	For fixing insulation board below DPC, ProRend EIFS EPS 200 board should be used. The higher density ProRend EIFS EPS 200 board is stronger than standard EPS board and able to withstand pressure applied to the wall below ground level e.g. from soil, sand and stone.				
8.04.2	Insulation				
	ProRend EIFS EPS 200 board: 10mm – 150mm thick; 30 kg/m3 average density; thermal conductivity 0.033 W/m°C; flame retardant euroclass E; blunt edges; thickness increments in 10mm steps. Variations in U value are achieved dependent upon thickness and thermal conductivity of EPS insulation.				
	Dimensional tolerance maximums: - Length or width: 1 mm. - Thickness: +/-0.5 mm. - Defection: 0.5 mm. - Surface area: 1200 mm x 500 mm.				
	EPS board to be manufactured by SAS (Europe) Ltd. approved polystyrene manufacturers.				
8.04.3	Method of fixing and finishing below DPC				
	- ProRend Lite. - ProMesh Grade 3 Reinforcing Mesh. - Bitumen Emulsion.				
	ProRend EIFS EPS 200 boards to be fixed to substrate as per 'Method of fixing' details above. Where substrate is painted or has low suction e.g. concrete, use mechanical fixings.				
	Surface of EPS 200 board finished with ProRend Lite and Grade 3 Mesh as per 'Render' details above. Finish is applied to EPS 200 board up to 100mm below ground level. Where EPS 200 board is required to reach below this level no ProRend Lite with Grade 3 Mesh is required on the surface.				
	Apply 3 coats of Bitumen Emulsion either to surface of EPS Perimeter board or decorative finish as applicable. Allow Bitumen Emulsion to fully dry between applications such that the surface is dry to the touch.				
8.05	**Installation**				
	All ProRend EIFS Systems shall be installed in accordance with manufacturer's written specification by an approved specialist sub-contractor from SAS (Europe) Ltd. list of applicators.				
	Under no circumstances will any of the SAS products, including ProRend, ProBead and any other specified products, be modified with any additives excluding fresh, clean water as directed by the products labelling. Antifreeze, accelerators, binding agents etc are strictly forbidden.				
	The building substrate shall be clean, stable, dry, sound and appropriately prepared.				

8.00 External Render Repairs - North Elevation

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	A horizontal line at the base of the ProRend EIFS system is to be established using the starting bead with fixings as specified.				
	It is the responsibility of the contractor to ensure that the superstructure can withstand the weight of the ProRend EIFS system.				
8.06	**Storage - Resin Products & Primers**				
	Store in dry cool conditions at a temperature greater than 5°C. Protect from sunlight and sources of direct heat. Containers should be kept sealed when not in use. Containers should be stacked no more than five high.				
8.07	**Curing and Protection**				
	Newly applied products that contain solvents must be protected from adverse weather conditions for 24 hours.				
	Polythene or hessian sheeting is recommended during curing and should be arranged to hang clear of the face of the wall in such a way that it does not form a tunnel through which the wind could increase the evaporation of water from the rendering. The polythene or hessian sheeting must not have intermittent contact with the render as this may cause a patchy appearance.				
	SAS (Europe) Ltd. strongly advise the use of one of our recommended applicators who have a close working relationship with us and have full access to our technical support service.				
	TOTAL SECTION 8.00 - CARRIED TO TENDER SUMMARY				**0.00**

9.00 Firestopping Works

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
9.01	**Above ceiling fire stopping**				
9.01.1	Fire stopping Contractor Accreditations				
	The Principal contractor shall employ specialist domestic Sub-contractor, who holds third party accreditations/certification to undertake the installation of fire doors, glazed screens, roof void cavity barriers, fire/smoke curtains, and fire stopping. Or the contractor will hold the appropriate accreditations and provide the relevant certification. All works to fire doors and compartmentation are to be carried out by suitably trained, qualified and experienced operatives. The Principal contractor or their specialist subcontractors are required to demonstrate competency by membership of at least one of the following schemes:				
	Firas (Warrington Fire Certification) Exova BM Trada (Q-mark Fire Door Installation Scheme) ASFP (Association for Specialist Fire Protection) NAPFIS (Nationwide Association of Passive Fire Installers and Specifier)				
9.01.2	Fire stopping installation records				
	The locations of all fire stopping are to be recorded and fire stopping shall be fitted with labels containing unique references.				
	The specialist fire stopping Contractor shall provide electronic and hard copy fire stopping records to include unique reference number, details of fire stopping product used, pre-installation photograph, post-installation photograph and location plan.				
9.01.3	Fire stopping compartmentation				
	Works: For Tender purposes, allow to carry out Hilti CFS-CT HDB Fire Stop Board linear joint fire stopping to 40 lm of unsealed linear joints between the heads compartment walls and soffits of floor structure above to the Ground Floor area 600 mm high, at the direction of the Contract Administrator. All coated batt edges to be sealed with Hilti CFS-IS Firestop Intumescent Sealant. NBS Ref: P12.				
	Works: For Tender purposes, allow to carry out Hilti CFS-CT HDB Fire Stop Board linear joint fire stopping to 40 lm of unsealed linear joints between the heads compartment walls and soffit of roof structure above to the First Floor area 600 mm high, at the direction of the Contract Administrator. All coated batt edges to be sealed with Hilti CFS-IS Firestop Intumescent Sealant. NBS Ref: P12.				

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
9.01.4	Fire stopping service penetrations				
	Works: For Tender purposes, allow to carry out Hilti CFS-C P Premium Firestop Collar fire stopping to 20no. pipes penetrating through Hilti CFS-CT HDB Fire Stop Board. CFS-CT HDB Fire Stop Board to be installed tightly around service pipes and remaining gap around service pipe closed with Hilti CFS-IS Firestop Intumescent Sealant prior to installation of the Hilti CFS-C P Premium Firestop Collar, at the direction of the Contract Administrator. NBS Ref: P12.				
	Works: For Tender purposes, allow to carry out fire stopping to 20no. cable tray penetrations through Hilti CFS-CT HDB Fire Stop Board. Hilti CFS-CT HDB Fire Stop Board to be neatly cut around cable tray and services. Coat cut edges of Hilti CFS-CT HDB Fire Stop Board with Hilti CFS-S ACR Firestop Acrylic Sealant. Thoroughly seal between cables and fill gaps with Hilti CFS-S ACR Firestop Acrylic Sealant. Apply Hilti CP 670 Fire Safety Coating to the cables and cable trays on all surfaces over the required length in accordance with the manufacturer's recommendations and at the direction of the Contract Administrator. NBS Ref: P12.				
	Works: For Tender purposes, allow to carry out Hilti Firestop Collar CFS-C P fire stopping to both faces of existing partition in 20no. service penetrations through existing compartment walls, at the direction of the Contract Administrator. NBS Ref: P12.				
	Works: For Tender purposes, allow to carry out Hilti Firestop Cable Collar CFS-CC fire stopping to existing partition in 20no. service penetrations through existing compartment walls, at the direction of the Contract Administrator. NBS Ref: P12.				
	Works: For Tender purposes, allow to carry out Hilti Firestop Intumescent Sealant CFS-IS fire stopping to 30no. service penetrations through existing compartment walls, at the direction of the Contract Administrator. NBS Ref: P12.				
	Works: For Tender purposes, allow to carry out Hilti CFS-S ACR Firestop Acrylic Sealant fire stopping to 30no. service penetrations through existing compartment walls, at the direction of the Contract Administrator. NBS Ref: P12.				
	Works: For Tender purposes, allow to carry out Hilti Firestop Foam CFS-F FX fire stopping to 30no. service penetrations through existing compartment walls, at the direction of the Contract Administrator NBS Ref: P12.				

9.00 Firestopping Works

Kendall Kingscott

Ref	Scope & Description of Work Items Required	Quantity	UoM	Rate (£)	Total (£)
	Works: For Tender purposes, allow to carry out Hilti CFS-CT HDB Fire Stop Board fire stopping to 10no. openings/ penetrations through existing compartment walls. Allow for openings of 300mm x 300mm, at the direction of the Contract Administrator. NBS Ref: P12.				
	Works: For Tender purposes, allow to carry out Hilti CFS-CT HDB Fire Stop Board fire stopping to 10no. openings/ penetrations through existing compartment walls. Allow for openings of 500mm x 500mm, at the direction of the Contract Administrator. NBS Ref: P12.				
9.01.5	Unforeseen firestopping works				
	The Contractor is to allow a Provisional Sum for unforeseen fire stopping works to as described in Preliminaries clause A54.311H.				Refer to Preliminaries Sections A54
	TOTAL SECTION 9.00 - CARRIED TO TENDER SUMMARY				0.00

Tender Summary

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Ref	Section		Total (£)
1.00	PRELIMINARIES		0.00
2.00	GENERAL REQUIREMENTS		0.00
3.00	ASBESTOS REMOVAL		0.00
4.00	FLAT ROOF OVERLAY WORKS		0.00
5.00	PITCHED ROOF WORKS - ROOFS R2, R3 & S5		0.00
6.00	PITCHED ROOF WORKS - ROOFS R1, R4 & R5		0.00
7.00	ROOF INSULATION WORKS		0.00
8.00	EXTERNAL RENDER WORKS		0.00
9.00	FIRESTOPPING WORKS		0.00
	TOTAL COST OF WORKS TO BE CARRIED TO THE FORM OF TENDER		**0.00**