**3 : THE WORKS**

3.1 : GENERAL CLAUSES

Services

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| 3.1.1 | The Contractor is to take particular care to ensure that all Services are maintained to the property and surrounding properties during the course of the work. The Contractor is to ascertain the position of such Services and to arrange for their protection at commencement and during progress of the work. Any temporary disconnections required to be carried out shall be done at times convenient to the Employer and surrounding occupiers and with their prior knowledge. |  |
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| Occupation | |  |
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| 3.1.2 | The Old School Hall will not be occupied during the course of the work. |  |
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| Protection | |  |
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| 3.1.3 | The Contractor is to allow for protection to the existing property during the course of the work. Any damage arising from the works will be made good at the Contractor’s expense. |  |
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| Rubbish | |  |
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| 3.1.4 | Remove all rubbish and debris from the site from time to time as it accumulates and at the completion of the Contract. Leave the site neat and tidy to the satisfaction of the Contract Administrator. |  |
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| Materials Storage | |  |
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| 3.1.5 | The Contractor is to agree the location of materials and plant storage with the Employer and the Contract Administrator prior to commencement of the project. |  |
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| Cleaning | |  |
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| 3.1.6 | The Contractor is to allow for thorough cleaning at the end of each working period and at completion of the project to the approval of the Contract Administrator. |  |
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| Drawings |  |  |
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| 3.1.7 | This Specification is to be read in conjunction with Drawing Nos 233/101A and 233/102 |  |

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| Access Equipment | |  |
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| 3.1.8 | Allow for full scaffolding externally to undertake all high level work. |  |
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| 3.1.9 | Allow for access equipment internally to undertake high level work. |  |

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| 3.2 : EXTERNAL | |  |
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| Chimney Stacks | |  |
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| 3.2.1 | Remove all moss growth and clean down 3 No chimney stacks. |  |
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| 3.2.2 | Allow for minor repointing to chimney stacks in isolated areas (provisional area 10 square metres) |  |

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| Roof Coverings | |  |
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| 3.2.3 | Strip off existing roof tiles to all areas excluding front Hall, including removal of all lead flashings, timber battens and any underfelt to include ridge and valley tiles and bonnet tiles and cart away all debris from site. |  |
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| 3.2.4 | Allow for salvaging 40% of tiles, set aside and allow for later re-use. |  |
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| 3.2.5 | Supply and lay new breathable membrane under new 50mm x 25mm counter battens to tops of rafters and new 38mm x 25mm treated softwood battens fixed with 65mm galvanised nails, set to a gauge to suit new roof coverings. |  |
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| 3.2.6 | Provide new roof tiles to match exactly the existing and lay new and salvaged tiles to roof slopes to include ridge tiles and valley tiles to match existing. |  |
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| 3.2.7 | Supply and fit 300mm 5u felt support at eaves. |  |
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| 3.2.8 | Provide and lay double course of tiles at eaves position. |  |
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| 3.2.9 | Allow for straight cuts to both sides of valleys and parapet wall abutments. |  |
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| 3.2.10 | Ridges and verges to be bedded in cement sand mortar 1:3 and pointed in same. |  |
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| 3.2.11 | Supply and fit new Code 4 lead flashings to 2 No chimney stacks, including all welding and fabrication of lead trays. |  |
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| 3.2.12 | Provide and install Code 3 lead soakers at parapet wall abutments. |  |
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| 3.2.13 | Provide and install Code 4 lead flashings at all parapet wall abutments. |  |
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| 3.2.14 | All leadwork to be installed in accordance with Lead Association requirements and treated with patination oil before and after installation. |  |
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| 3.2.15 | Roofing work specified above to be undertaken by  A L King Roofing Ltd., Hampton Park West, Melksham SN12 6EZ. Tel : 01225 705918 |  |

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| Eaves and Rainwater Goods | |  |
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| 3.2.16 | Strip out all timber fascias and bargeboards, together with existing gutters and downpipes and cart away all debris from site. |  |
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| 3.2.17 | Provide and fix new deep flow Aqualine extruded aluminium gutters and Heritage cast aluminium downpipes to existing locations as produced by AWMS, White House Works, Bold Road, Sutton, St Helens WA9 4JG, Telephone : 01744 648400. |  |
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| 3.2.18 | Rainwater goods to be fixed strictly in accordance with manufacturer’s instructions. |  |
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| 3.2.19 | Provide and install new softwood fascias and bargeboards where previously fixed to a section to match the existing. Timber fascias and bargeboards to be pre-primed prior to installation. |  |
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| External Doors | |  |
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| 3.2.20 | Strip out existing front entrance door, frame and over-door panel to left hand side Lobby and cart away all debris from site. |  |
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| 3.2.21 | Manufacture purpose-made door, door frame and over-door panel, including threshold to match exactly the existing, fitted with a latch and five lever deadlock and leave ready for decoration specified hereafter. |  |
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| 3.2.22 | Cut out wet rot affected sections of external door and door frame to front elevation of Cloakroom Lobby and allow for undertaking repairs to wet rot affected sections. Leave ready for decoration specified hereafter. |  |
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| 3.2.23 | Allow for easing and overhauling 3 No external doors to rear elevation of Cloakroom Lobby and to Dining Room, overhaul door furniture and leave in full and serviceable working order. |  |
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| Windows | |  |
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| 3.2.24 | Take out and replace cracked single glazing to all affected windows and replace with single glazing to match existing. |  |
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| 3.2.25 | Remove existing satin anodised aluminium framed, double glazed windows and cart away from site. |  |
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| 3.2.26 | Re-glaze with single glazed windows of a fenestration to match the existing. |  |
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| Roof Structure and Voids | |  |
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| 3.2.27 | Strip out existing fibre board ceilings and ceiling joists to all areas and cart away debris from site. |  |
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| 3.2.28 | Strip out all defective lath and plaster ceilings to underside of roof structures and cart away debris from site. Allow for  de-nailing all roof trusses and rafters. |  |
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| 3.2.29 | Provide and install new insulation between rafters and roof trusses to be 200mm thickness Sheeps Wool Premium Range as supplied by Sheeps Wool Insulation Ltd., Telephone : 0871 2185218, E-mail : uk@sheepwoolinsulation.com. |  |
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| 3.2.30 | Provide and fix new lath and plaster ceilings to contours of vaulted roof structures to match exactly the lath and plaster ceilings that were previously removed. |  |

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| 3.2.32 | Form new flat ceiling within Kitchen and provide and fix 12.5mm thickness plasterboard ceiling with taped joints and skim coat plaster. |  |
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| 3.2.33 | Leave all new ceilings ready for decoration specified hereafter. |  |
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| 3.3 : INTERNAL | |  |
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| Joinery |  |  |
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| 3.3.1 | Strip out lower dado rail joinery within Dining area and cart away debris from site. Make good to plasterwork surfaces generally and leave ready for decoration specified hereafter. |  |
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| 3.3.2 | Strip out timber skirtings to Cloakrooms excluding Lobby and cart away debris from site. Leave ready for new floor coverings specified hereafter. |  |
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| 3.3.3 | Overhaul existing sliding double doors between Dining area and Hall to include overhauling all door furniture and leave in full working order upon completion. |  |
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| Floor Coverings | |  |
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| 3.3.4 | Strip out existing floor coverings to both Halls, Dining area, Boiler Room and Lobby, Cloakrooms and Cloakroom Lobby and leave ready for new floor coverings specified hereafter. |  |
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| 3.3.5 | Provide and install engineered Oak flooring to both Hallways, Dining area, Boiler Room and Lobby as supplied by  Beechfield Reclamation, The White Horse Yard, Hopton Park Industrial Estates, Beechfield Road, Devizes SN10 2DX, Tel : 01380 730999, laid strictly in accordance with suppliers instructions. |  |
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| 3.3.6 | Provide and lay new vinyl sheet flooring within Cloakrooms and Cloakroom Lobby, complete with coved skirtings within Cloakrooms to be Polysafe Ultima Safe Flooring as supplied by Goldmans, 3 Wood Street, Calne, Wiltshire SN11 0BZ,  Telephone : 01249 814423 |  |

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| Cloakrooms | |  |
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| 3.3.7 | Provide and install the following sanitary ware as produced by Ideal Standard/Armitage Shanks: |  |
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| 3.3.8 | 3 No WC pans – S3056 (01) Armitage Shanks Contour 21 back to wall rimless standard height WC pan with horizontal outlet.  3No cisterns – S3617 (67) Conceala 2 cistern 6 litre single flush syphon side supply and internal overflow plastic flush bend long CP lever.  3No seats – S4066 (01) Contour 21 seat no cover, top fixing hinges and retaining buffers. |  |
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| 3.3.9 | 3No wash-basins – S2311 (01) Armitage Shanks Portman 21 wash-basin 50cm one tap hole with overflow no chain stay hole.  3No E0157(67) wall fixing set  3No B8263(AA) Avon 21 wash-basin mixer one hole self closing push button variable temperature control with 15mm female connector flexible hoses on inlets.  3No S8722(AA) waste 1¼“ brass strainer waste 80mm slotted tail.  3No S8920(67) trap 1¼” plastic re-sealing bottle 75mm seal multi purpose outlet.  3No A5900(AA) TMV thermostatic mixing valve 15mm. |  |
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| 3.3.10 | 1No DocM pack – S69R66(RN) Armitage Shanks DocM Contour 21 close coupled left hand corner pack WC pan water saving delay fill cistern with spatula lever, basin, grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, copper tails on TMV3 mixer tap. |  |

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| Decorator | |  |
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| 3.3.11 | To Old School Hall and Outbuildings, properly prepare, well rub down and apply one oil based undercoat and one coat oil based gloss finishing paint to all new and previously painted internal and external joinery. |  |
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| 3.3.12 | Properly prepare, well rub down and apply one oil based undercoat and one coat oil based gloss finishing paint to all previously painted internal and external metalwork. |  |
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| 3.3.13 | Properly prepare, well rub down and apply two full coats of vinyl matt emulsion paint to all new and previously painted plasterwork. |  |
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| 3.4 : OUTBUILDINGS | |  |
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| 3.4.1 | The following Specification items relate to the three Store Rooms located to the rear of the site. |  |
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| 3.4.2 | Carefully remove existing roof coverings and timber roof structure and cart away debris from site. |  |
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| 3.4.3 | Carefully remove existing guttering and downpipes and cart away debris from site. |  |
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| 3.4.4 | Remove 4 No existing single doors and door frames and cart away debris from site. |  |
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| 3.4.5 | Reduce level of brickwork to achieve new floor to ceiling height of 2.3 metres. |  |
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| 3.4.6 | Raise existing walls to achieve new floor to ceiling height of 2.3 metres. |  |
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| 3.4.7 | Form new flat roof structure with 125mm x 50mm joists spanning as shown on Drawing at 400mm centres, with intermediate solid noggins at mid span to be 125mm x 50mm. New roof structure to span on to existing walls. |  |
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| 3.4.8 | Provide and fix 25mm WBP plywood to flat roof surface and to underside of roof structure and leave ready for new roof covering specified hereafter. |  |
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| 3.4.9 | Infill 2 No single door openings as shown on Drawing. |  |
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| 3.4.10 | Provide and install 3 No new purpose made softwood ledged, braced and battened TG&V jointed pairs of doors, hung in softwood frames to standard door height, overall opening width 1750mm. Pre prime all joinery prior to installation. Doors to be hung on 1½ pairs of 100mm steel butt hinges. |  |
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| 3.4.11 | Provide and fix new ex 25mm softwood fascias to suit depth of overall roof structure and coverings. Fascia to be pre primed prior to installation. |  |
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| 3.4.12 | Provide and fix new rainwater goods to match the new rainwater goods to the Old School Hall building. |  |
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| 3.4.13 | Provide and build in to 3 No new double door openings IG lintels type L9 to suit width of door openings.  Telephone : 01633 486486 |  |

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| 3.4.14 | Provide and lay new Sarnafil single ply roof membrane to whole of new flat roof area to be detailed and laid strictly in accordance with manufacturer’s instructions. |  |
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| 3.4.15 | Provide and fit Code 4 lead flashing at rear wall junction minimum 150mm high tucked into convenient mortar joints, lead wedged and pointed in cement sand mortar. |  |

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| 3:5 : PROVISIONS AND CONTINGENCIES | |  |
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| Provisional Sums | |  |
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| 3.5.1 | Allow the Provisional Sum of £9000.00 for damp proofing treatment. | £9000.00 |
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| 3.5.2 | Allow the Provisional Sum of £5000.00 for refurbishment to the external Staircase and Landing to the rear of the property. | £5000.00 |
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| 3.5.3 | Allow the Provisional Sum of £7000.00 for the restoration of the suspended timber floor structure. | £7000.00 |
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| 3.5.4 | Allow the Provisional Sum of £10000.00 for replacement lighting internally. | £10000.00 |
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| 3.5.5 | Allow the Provisional Sum of £500.00 for investigation of the support to the double chimney stack adjacent to the Dining area. | £500.00 |
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| 3.5.6 | Allow the Provisional Sum of £100.00 to check the condition of the leadwork to 2 No roof vents. | £100.00 |
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| 3.5.7 | Allow the Provisional Sum of £1000.00 for undertaking brickwork repairs to the external walls. | £1000.00 |
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| 3.5.8 | Allow the Provisional Sum of £150.00 for the supply and fitting of new door furniture to the front door to the left hand side of the property. | £150.00 |
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| 3.5.9 | Allow the Provisional Sum of £300.00 for repairs to stone steps throughout the property. | £300.00 |
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| 3.5.10 | Allow the Provisional Sum of £150.00 for roof structure repairs. | £150.00 |
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| 3.5.11 | Allow the Provisional Sum of £20000.00 for supply and installation of secondary double glazing. | £20000.00 |
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| 3.5.12 | Allow the Provisional Sum of £500.00 for the supply and installation of a water heater to serve 3 No hand-basins in Cloakrooms. | £500.00 |
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| 3.5.13 | Allow the Provisional Sum of £500.00 for relocation of sanitary ware within Disabled Cloakroom. | £500.00 |
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| 3.5.14 | Allow the Provisional Sum of £250.00 for the supply and installation of steelwork and casings to Outbuilding. | £250.00 |

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| 3.5.15 | Allow the Provisional Sum of £75.00 for supply and fixing ironmongery to Outbuildings doors. | £75.00 |

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| Contingency Fund | |  |
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| 3.5.16 | Allow the Contingency Fund of £10000.00 to be expended or deducted in whole or in part as directed by the Contract Administrator. | £10000.00 |

**SUMMARY**

GENERAL PRELIMINARIES

PREAMBLES

THE WORKS

GENERAL CLAUSES

CHIMNEY STACKS

ROOF COVERINGS

EAVES AND RAINWATER GOODS

EXTERANL DOORS

ROOF STRUCTURE AND VOIDS

INTERNAL JOINERY

FLOOR COVERINGS

CLOAKROOMS

DECORATOR

OUTBUILDINGS

PROVISIONS AND CONTINGENCIES

**TOTAL**