



SPECIFICATION OF WORKS

Nottingham Community Housing Association
12-14 Pelham Road,
Sherwood Rise,
Nottingham,
NG5 1AP

Window Replacement Project

Trivett Square,
Short Hill,
Nottingham,
NG1 1JB

27th November 2020

Specification of Works

Trivett Square, Short Hill, Nottingham, NG1 1JB

Window Replacement

Main Contents

Section 1:	Schedule of Works	Preliminaries	3
Section 2:	Schedule of Works	Materials and Workmanship	11
Section 3:	Schedule of Works	General Requirements	12
Section 4:	Schedule of Works	Building Works	17

Appendixes

- i. Proposed Elevations sheets 1 – 6
- ii. Proposed Window Schedule sheets 1 – 6
- iii. Site Location Plan
- iv. Door Schedule for Pricing
- v. Window Schedule for Pricing



SECTION 1 – PRELIMINARIES

Appendix Table of Contents

Project Definition.....	4
Project Participants.....	4
Project Location.....	5
Works Contract Content.....	7
Works contract.....	7
Works Contract Procurement.....	7
Works Contract Establishment.....	8
Works Contract Management.....	8
Works Contract Verification.....	10



Project Definition

Project title: Nottingham Community Housing Association - Trivett Square

Project description: The replacement of window and door systems to the existing buildings forming Trivett Square, Nottingham

Asbestos survey report

Details: Asbestos R&D survey

Provision: To be provided by the Client

Drawings/other documents

Details: Specification of Works

Reference: Refer to Drawings

Status: For pricing

Format: Electronic

Provision: Available

Contract drawings: Available

Preconstruction information

Scope: Integral with the project specification, including but not restricted to the following:

- Description of project.
- Client's consideration and management requirements.
- Environmental restrictions and on-site risks.
- Significant design and construction hazards.
- The Health and Safety File.

Project Participants

Management and delivery roles

Client Name: Nottingham Community Housing Association

Address: 12/14 Pelham Road,
Sherwood Rise,
Nottingham,
NG5 1AP

Contact: TBA

Contract Administrator

Name: TBA

Statutory roles

- Principal Designer and Architect

Project Location

Details:

Accommodation and Retail units forming Trivett Square. Trivett Square is bounded by Hollowstone to the north and east sides and by Malin Hill to the south. The works area consists of Blocks A to M; works are not being carried out to blocks A or G.

The blocks are split across several postal addresses;

- Block B - F; Flats 1-65 Trivett Square
- Block H; The Gate House, Flats 2-16, Short Stairs
- Block I; Boothe House, Flats 1-10, Short Stairs
- Block J-M; Flats 1-23. Chardlace Walk

The works area consists of existing buildings of approximately 25 years age. All units are currently in occupation and will remain so for the duration of the works

Project Address:

Trivett Square
Short Hill,
Nottingham,
NG1 1JB

Site grid reference:

Ordnance Survey Grid Reference (6 fig.) SK577396

Existing buildings on, or adjacent to the site

The site has existing buildings not forming part of the works that may impact on the planned works.

To the south of the works area there is a mixed block of accommodation and office buildings in close proximity to the works areas.

To the west of the works area there is an active construction site.

To the north west of the works area are Blocks A and G, Trivett Square. These buildings are not part of the works but abutt the works area.

Surrounding land and building uses

The site lies at the south east of the city centre of Nottingham. To the east of the site is a three/four lane highway providing access to the city centre. There is a multipurpose entertainment venue to the north east of the site (Motorpoint Arena). The works site lies on one of several pedestrian routes from the train station to this venue.

The surrounding roads have restricted metered parking.

The site sits above a sandstone outcrop with evidence of cave and tunnel networks.

The site is arranged across multiple levels on a sloping site

Access

The highway to the east of the site (Hollowstone) is affected by a restricted zone at the pedestrian crossing.

Vehicular access to Trivett Square is limited to access via Short Hill, a limited width access road, and at Plumtree Square, accessed from Pemberton Street. Limited metered parking is available on the north side of Hollowstone

Limitations: As above

Works Contract Content

Preparatory work by others N/A

The Works/ Services

The replacement of window and door systems to the existing buildings forming Trivett Square, Nottingham

Related works: Provide trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive new work.

Works contract

The Contract: JCT Intermediate Building Contract 2016 Edition.

Requirement: Allow for the obligations, liabilities and services described

Works Contract Procurement

Compliance:	Failure to comply may result in Tenders being rejected at the sole discretion of the Employer.
Costs:	No liability is accepted for costs incurred in the preparation of a Tender.
Tender Programme	
Details:	As stated in the tender details on the online Portal
The Invitation to Tender	
Form:	via online portal
Location of Tender:	All documents shall be supplied electronically via the online Portal
Tender acceptance period:	Tenders must remain open for acceptance, unless previously withdrawn, for a minimum of 13 weeks from the date for return of Tender.
Assurance:	Nothing contained in this Document or its application should be inferred to guarantee that a Tender will be recommended for acceptance or be accepted, or that reasons for non-acceptance will be given.
Qualifications:	Do not amend or alter documents without written instruction.
Confidentiality:	Do not reveal details of parts of the Tender or supporting documents (except for the necessary purposes of preparing that Tender) without express written permission.
Pricing	Price and extend each item individually as instructed. Do not group items together.
Site visit	
Nature of the site:	Ascertain before Tendering, including access thereto and local conditions and restrictions likely to affect the execution of the Work.
Arrangements for visit:	Via contract administrator

Works Contract Establishment

Access to the site: Limited Access

Limitations: The highway to the east of the site (Hollowstone) is affected by a restricted zone at the pedestrian crossing.

Vehicular access to Trivett Square is limited to access via Short Hill, a limited width access road, and at Plum tree Square, accessed from Pemberton Street. Limited metered parking is available on the north side of Hollowstone

Traffic and vehicles

Limitations: Use of adjacent roads for access, delivery and parking may be restricted

Storage, accommodation, mechanical plant, temporary works and services

Position: Submit proposed details of intended siting. Note limited space available on site.

GENERAL INFORMATION

Considerate Constructors Scheme

Registration: Before starting work, register with the Considerate Constructors Scheme and pay the appropriate fee.

Standard: Minimum compliance level: Compliance.

PROGRAMME

Programme

Master programme: When requested and before starting work on site, submit in an approved form a master programme for the Works.

Information: Design, production information and proposals provided by the Contractor, subcontractors or suppliers, including inspection and checking.

MANAGEMENT AND STAFF

Management and staff – Contract minimum requirement

Details:	Allow for compliance with contract obligations.
Restrictions:	Restricted vehicle access to site. Site has limited space for the siting of welfare and storage facilities
Parking	No parking on site available.

Works Contract Management

Supervision

Requirement:	The whole of the contract work and any significant parts must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality, progress and coordination.
Evidence:	Submit, including details of the person proposed; their relevant skills, training and knowledge; practical experience; qualifications; membership or registration with professional bodies; employment history; work related assessments and management structure.
Submittal date:	Pre Start Meeting



WORKS CONTRACT VERIFICATION

PRODUCTS AND EXECUTION

Workmanship skills

Operatives:	Appropriately skilled and experienced for the type and quality of work.
Registration:	With Construction Skills Certification Scheme.
Evidence:	Operatives must produce evidence of skills and qualifications when requested.

Alternative time proposals

General:	In addition to and at the same time as undertaking to complete the contract work by the date for completion or period specified in the Contract, an alternative proposal based upon a different date or period may be submitted.
Date for Completion:	If any such proposal is accepted, the date for completion or period inserted in the Contract will be the date stated in or determined from the alternative proposal.

Window Replacement Works

Scope of Works	<p>The works referred to as the window replacement works at Trivett Square, Nottingham included the following outline scope;</p> <p>Replacement PCVU windows to all specified elevations (For types and quantities refer to the window schedule)</p> <p>Replacement of aluminium windows to specified elevations (For types and quantities refer to the window schedule)</p> <p>Replacement of aluminium glazed doors to all specified elevations (For types and quantities refer to the window schedule)</p> <p>Replacement of non-structural details with aluminium pressing to specified elevations as locations</p> <p>Refurbishment of timber doors to specified elevations</p> <p>Works in connection</p>
Working areas	Blocks B-F and Blocks H-M which form the areas for the contracted works. The works are to be carried out on a block-by-block basis.

SECTION 2 MATERIALS AND WORKMANSHIP

L10 Specification

350nr PVC-u Windows

Eurocell Modus Slim **or contractor recommended equivalent (please state)** Rebate Sash Casement Windows

Manufacturer:	Eurocell or contractor recommended equivalent (please state)
Product reference:	Modus 75 mm Slim Rebate Sash Casement Windows
Size:	As detailed in the specification of works and to be determined by the contractor through site measurements
Colour/ Finish:	White internally / Grey Externally
Glazing:	Type: 28 mm double-glazed insulating unit, glazed internally (U Value 1.1 W/m2K) 44 mm triple-glazed insulating unit, glazed internally (U Value 0.7 W/m2K)
Sill:	85 mm /150 mm /180 mm
Ironmongery:	Hinges – Cotswold Locking A six point locking (four mushroom bolts and two shoot bolts) MACO MSPAG Shootbolt & Keeps (operated by a key locking ESPAG handle) (MODUS variant) 1 of pair of cavity closing wedges 2 of Maco hinge protectors (PAS 24:2012 requirement) Screws - SFS
Ventilation:	As required to meet current regulations Approved Manufacturers Titon RW Simon Greenwood Brookvent

SECTION 3 - GENERAL REQUIREMENTS

General Requirements

The contractor is to make a pre tender visit to site in order to ascertain all relevant conditions, structural details and site layout.

The Contractor must allow for the replacement of all items specified and/or required.

The contractor shall check that any internal ceiling arrangements will not need to be disturbed by the installation of the new windows/curtain walling and doors. If required the contractor is to include a cost here for removal and re-instatement of any additional items affected by the works, this is to include all floor cill, jamb and window head details.

The contractor is to programme the works to minimise disruption to Trivett Square. The contractor is to make sure that works are commenced to each individual room and completed prior to moving on to the next. Exact programming, decanting and temporary arrangements with Trivett Square are to be confirmed prior to works commencing on site. It is anticipated that the works will take approximately 10 weeks (Subject to confirmation).

The contractor should know that any window removed on any day needs to be replaced on the same day to maintain building security.

The contractor is to carry out all site measurements to allow the pricing of this specification and fabrication. Fabrication drawings to be produced and issued to the Contract Administrator and Client for approval prior to fabrication and install. The contractor shall note that there is some deflection to the structural supporting elements on a number of apertures. The contractor shall ensure that measurements are taken at multiple positions across apertures to account for the deflection.

These works are subject to Building Regulations and a building control approval certificate will be required on completion of the works.

The contractor shall ensure that programme and plan of works allows for the impact of extended or further lockdowns or other restrictions related to COVID-19, or other health related conditions.

Scope of Works

The works referred to as the window replacement works at Trivett Square, Nottingham included the following outline scope;

- Replacement PCVU windows to all specified elevations (For types and quantities refer to the window schedule)
- Replacement of aluminium windows to specified elevations (For types and quantities refer to the window schedule)
- Replacement of aluminium glazed doors to all specified elevations (For types and quantities refer to the window schedule)
- Replacement of non-structural details with aluminium pressing to specified elevations as locations
- Refurbishment of timber doors to specified elevations
- Works in connection

Working areas are identified as blocks B-F and Blocks H-M which form the areas for the contracted works. The works are to be carried out on a block-by-block basis.



Occupied Premises

A full Risk Assessment is to be carried out and a methodology of working in an occupied site is to be developed taking on board the full requirements of NCHA. The developed plans of working methodology must be adhered to, to ensure the safety of all users on site.

The exact programming, decanting and temporary arrangements will need to be confirmed with NCHA prior to works commencing on site.

The access to and from the site and all works areas is to be carefully planned including the fire escape routes. The contractor is to allow for full access to be maintained together with safe means of escape in the event of a fire. Any necessary fencing and screens are to be provided to ensure the complete safety of all persons in and about the site and the segregation from the work areas. Particular thought is to be paid to the onsite compound and the management of deliveries and removal of skips. The contractor is expected to provide a robust proposal as to how this would be undertaken in the head of mobilisation to site. The contractor should try to limit all works to certain times of the day, timings to be confirmed with NCHA and the Contract Administrator.

Security

The contractor is to ensure the wider perimeter boundary of both the works and the site compound remain secure throughout the works. The security of the site and the building during construction is to be carefully considered and taken into account with the programming of the works. The contractor should allow for all temporary secure partitions/screens and temporary security alarms were necessary to maintain the security of the site. The Client requirements in terms of access must be complied with and the security of the site and building construction maintained. The contractor is responsible for security of the site compound and all work areas.

Schedule of Condition

The contractor is to carry out a full condition survey, including a photographic record of all external and internal areas forming part of the works including access to the works areas and areas which are to be used for site accommodation and skips. Provide a copy of the photographic record to the Contract Administrator.

NCHA Procedure

The contractor is required to comply with all NCHA procedures, e.g. fire procedures, signing in/out; permitted areas of work, safeguarding etc. These policies will be in detail to the appointed contractor at the prestart meeting which the contractor is required to attend. The contractor is to adhere to the procedures and incorporate them into the construction phase plan which should be integrated into the Health and Safety Plan for the works.

Site Setup

General

The site set up drawing is to be provided by the contractor for review and approval by the Client and the Contract Administrator. The Contractors compound should not disrupt the daily operations and use of Trivett Square, and shall minimise disruption to access to the buildings and car parking on site. The contractor shall note that the site has significant level changes with sloped and stepped access throughout. There are existing Public Rights of Way on Malin Hill and Short Stairs that are to be maintained.

The site is constrained on all sides and therefore the space for the site set up is extremely limited. As the site will be occupied throughout the works careful consideration will need to be taken in regards to access for residents and normal operation of the site.

Welfare Facilities

The Contractor is to provide adequate welfare and toilet facilities throughout the duration of the project. These are to be located following discussions in an agreement with NCHA taking into consideration the limited space on site.

Skips and Removal of Rubbish

Allow to provide sufficient waste management arrangements. The Contractor is to remove waste daily in vans / flat beds – there is no space for skips on site. The contractor shall note that due to limited space on site and restricted on street parking the waste arrangements will need to be carefully considered.

Segregation of the Works

The works are to be completely segregated from persons in and about the premises complete with any necessary protection screens, barriers and fencing which is also to include the complete segregation of the skips, site set up arrangements and the movement of materials to and from the place of work, including the disposal of surplus materials which must be via segregated designated routes.

The arrangements of barriers and segregation of works are to take into account maintaining safe means of escape at all times.

Temporary Fencing

The contractor is to supply, install and maintain temporary fencing to all external site areas forming a secure boundary around the working areas in its entirety and also is expected to enclose all operative transits, vehicle transit routes, all scaffolding areas and the site compound in a location to be agreed at the prestart meeting which the contractor is expected to attend.

Storage of Materials

The contractor shall note that due to limited space on site and restricted on street parking the storage arrangements will need to be carefully considered including the use of just-in-time deliveries and smaller, more regular deliveries.

Safety Signage

The contractor is to provide and maintain all necessary temporary site signage to allow for the adequate management of the construction work. All necessary Health and Safety signage should be clearly displayed along with site access details. Access and egress routes to and from the site and publically accessible parts of the property are to be clearly signed including for directional signage where the site compound impedes on current arrangements.

Safe High Level Access

The contractor is to provide all necessary equipment to provide safe high level access to carry out all works specified in order to maintain Health and Safety for operatives and any other persons in or about the property. Allow for scaffolding and edge protection where required.

Allow for full coverage of all elevations. Allow for attendance to set up and strike scaffolding on a block by block basis. Include for licences and additional items such as fans, debris netting and pedestrian covered walkways at ground level.

Allow to maintain clear safe access and egress to and from all doors serving the building without obstruction and allow to provide any necessary hoarding and protection above entrance, door, paths etc. where necessary. The scaffolding is to be fully separated from the general public with access and screening as appropriate. The scaffolding is to be provided with a safety certificate and scafftags before the works are carried out. The contractor is also required to ensure regular scaffold inspections are carried out by a competent person and scafftags updated as necessary.

The contractor is to make good any disturbances to hard or soft landscaping including grass, turf and shrubbery which may be affected by the scaffolding.

The contractor shall ensure that any high level access equipment that interacts with any public rights of way, paths or highways is suitably licenced and adheres to all national and local ordinances.

The contractor shall include for an additional cost to increase the scaffolding hire agreement for two weeks beyond the completion of the window installation to Blocks B and C to allow the client to conduct roof repairs to these areas. In addition to the additional hire period the contractor shall allow for alterations to the scaffolding to increase the work platform and access to roof level.

Site Traffic Management - Work Routes

Movement of plant, deliveries and contractors vehicles to and from the site compound and areas of work are to be strictly controlled by the contractor. Movement of vehicles on site are to be guided by trained Banksmen.

Other

Pricing Options

The contractor is to price all items in the specification of works; a window and door schedule has been provided for the purposes of pricing only. All fabrication details are to be confirmed through site measurements. The dimensions listed in the schedule are to be confirmed on site as detailed in S4.1.2 of this specification.

The contractor is to provide alternative prices for the listed pricing options; options which are not to be included in the submitted form of tender total are to be listed separately.

Only Option A is to be included in the Form of Tender sum. Any other pricing options are to be listed separately.

Programme

The contractor is to provide a detailed programme as part of their tender pack which will detail their estimation of timescales for the works. The contractor is also to provide document details with expected leading times for any components and materials that are supplied from countries within the European Union upon request by the Contract Administrator.

Structural Engineering

The Structural Consultants have provided calculations for the wind loading in order to inform the window fabrication design and glazing specification.

CDM Regulations

All works are to be carried out in accordance with CDM Regulations 2015, it is anticipated that the project will be notifiable subject to the appointed principal Contractors Programme. Under the terms of the contract the main contractor will become the principal contractor under the CDM Regulations and Baily Garner Health and Safety Ltd will adopt the role of Principal Designer for the works.

Deviations from Specification

The contractor is to ensure that there is no deviation from the materials, products, brands, makes, models or components specified without written consent from the Principle Designer. The contractor is to acknowledge that if this is not adhered to it will be at risk and payment for such items installed with be withheld.

SECTION 4 – BUILDING WORKS

Preparation Works

Phasing of Works

The contractor is to provide a programme of works which is to be agreed with the contract administrator and the NCHA. Please note that the contractor is to ensure that once works commence to remove and open up the external envelope of the building, the building is to be left secure and weather tight at the end of each working day.

Where ever possible no more windows, doors, curtain walling panels or sections of external wall should be removed from the elevation then it is anticipated that can be replaced or left in a secure weather tight arrangement during the course of the working day. For exact order of works contractor to refer to the tender drawings and submit proposed programme for review and comment.

Site Dimensions and Design

The contractor shall measure and record the internal cill heights to confirm compliance with the requirements of Approved Document K.

Removal of Personal Items

NCHA will arrange for the clearance of items with the individual tenants of the building from each of the works areas within the flats before works are due to commence.

Removal and Re-fitting of Fixtures and Fittings

The contractor is to allow for the isolation, removal and safe storage of any fixed item of furniture or equipment that would inhibit the carrying out of the works.

The contractor is to price to protect these items during the removal and reinstate them upon installation of the new curtain walling, windows and doors, this is to include service connections to items removed and leave in good and proper working order.

Kitchens

The contractor shall allow for the complete removal of the kitchens in each dwelling where the presence of such an installation affects the contracted works. Allow to remove the entire fitted kitchen installation including all wall/base units, worktops, sinks, tiling, fixed equipment and all others items forming the kitchen. Include for the required isolation and temporary capping off of all mechanical and electrical services. A full condition survey of the installation including photographic evidence shall be recorded. All removed equipment shall be protected and stored away from the installation location. The contractor is to allow to reinstate the removed furniture and equipment upon completion of the window installation.

Allow to replace any existing tiled splashback to the work top with new tiles, the design and arrangements of the tiling are to be confirmed by the Client.

Allow to include a provisional quantity of 2m² of ceramic tiling, trim and a neat tooled bead of silicone to the kitchen splashback in each of the dwellings requiring the above works.

Allow for a provisional quantity of 55 dwellings where these stated works are to be completed

Bathroom

The contractor shall allow for the complete removal of the bathroom in each dwelling where the presence of such an installation affects the contracted works. Allow to remove the entire fitted bathroom installation including all sanitary ware, baths, showers, tiling, fixed equipment and all other items forming the bathroom. Include for the required isolation and temporary capping off of all mechanical and electrical services. A full condition survey of the installation including photographic evidence shall be recorded. All removed equipment shall be protected and stored away from the installation location. The contractor is to allow to reinstate the removed furniture and equipment upon completion of the window installation.

Allow to replace any existing tiling to the bathroom with new tiles, the design and arrangements of the tiling are to be confirmed by the client.

Allow to include a provisional quantity of 6m² of ceramic tiling, trim and a neat tooled bead of silicone to the bathroom in each of the dwellings requiring the above works

Allow for a provisional quantity of 21 dwellings where these stated works are to be completed

Internal Protection Works

Supply and lay plywood protection, polythene dust sheeting and self-adhesive film protection throughout to protect carpet, stair nosing and other features as required. Where protection is to be applied to stairs only self-adhesive film shall be used such as Packexe protection film. The contractor shall ensure that any self-adhesive films used are suitable for the surfaces they are applied too. Internal protection is only required where areas with internal access is needed to complete the works.

Window Dressings

The contractor is to allow for the removal and safe storage of any window dressings including mounting and support systems that would inhibit the carrying out of the proposed works. The contractor is to price to protect these items during the works and reinstate them following the installation of the new curtain walling, windows and doors.

Window Removal

Carefully deglaze all windows as required, remove all casement and opening lights or other components and carefully cut and collapse all window frames and materials within the openings to expose primary structure and remove the windows in their entirety.

Remove existing windows as carefully as possible to avoid unnecessary disruption and damage to internal and external finishes including plaster work to reveals, ceiling tile grids, timber window reveals, floor finishes, soffits and fascia's.

Allow further protection of internal fixtures and fittings, furniture and stored goods and equipment to all areas of the site, as well as to surrounding surfaces. Floor coverings must be protected from damage at all times.

Allow to remove all fixings and to disc-cut through fixings where required to avoid damage to internal finishes and external brick works.

Carry out all associated works for the complete removal of the existing windows and curtain walling systems, dispose of windows and curtain walling off site recycling materials where ever possible.

Following the removal of windows prepare openings by removing all mortar, silicone, fixings and generally dress and prepare the window openings ready for the new windows and curtain walling systems to be installed.

Internal Trim Removal

The internal beading trims and internal finishes are to be removed and carefully separated from the windows to minimise disturbances to the reveal finishes.

Door Removal

Carefully deglaze all doors as required, remove all components and carefully cut and collapse all door frames and materials within the openings to expose primary structure and remove the windows in their entirety.

Remove existing doors as carefully as possible to avoid unnecessary disruption and damage to internal and external finishes including plaster work to reveals, ceiling tile grids, floor finishes, soffits and fascias.

Allow further protection of internal fixtures and fittings, furniture and stored goods and equipment to all areas of the site, as well as to surrounding surfaces. Floor coverings must be protected from damage at all times.

Allow to remove all fixings and to disc-cut through fixings to avoid damage to internal finishes and external brick works.

Carry out all associated works for the complete removal of the existing doors, dispose of doors off site recycling materials where ever possible.

Following the removal of doors prepare openings by removing all mortar, silicone, fixings and generally dress and prepare the door openings ready for the new door systems to be installed.

Flashing Removal

To all external elements forming parts of the work carefully remove any flashing elements completely from the abutting surfaces. The contractor is to include the removal of any mortar where the flashing is built into the abutting masonry. The contractor is to allow for any temporary works to water proof the junction between any building fabrics where the existing flashing has been removed.

Cladding Removal

To the balcony areas included within the areas of work, carefully remove the PVC-U cladding to the balcony soffit including the removal of any substructure and fixings.

New Window System – PVC-U

Dress Window Opening

Following removal works prepare the window openings removing all mortar, silicone, fixings and generally dress. Make good and prepare the window openings to receive the new window units.

Ensure that DPC/DPM are positioned correctly in relation to frames and prevent displacement during these operations. The contractor is to inspect and allow for replacement as required, if replacement is required the contractor shall supply and install a fully lapped DPC using the Visqueen Zedex High Performance DPC or equal approved.

Cavity Closers

Subject to site requirements the contractor is to supply and install Kingspan Kooltherm plus cavity closers to form a complete 30min resistant barrier to all open cavities abutting the new window frames. All installations are to be in strict accordance with the manufacturer's recommendations and project literature.

Assume that cavity closers are to be replaced in 25% of the window installations.

Note: following sample window removal the contractor is to relay findings in relation to the condition and/or cavity closers if any to the Contractor Administrator and Client.

New Window Installation (PVC-U)

Supply and install Eurocell Modus **or contractor recommended equivalent (please state)** 75mm slim casement windows in accordance with the specification. All installations shall be in accordance with BS 8213-4:2016 and relevant Building Regulations Approved Documents.

Frames are to be positioned to cover the cavity within the reveals and level with the external window line where possible, ensuring they are plumb, level and without bow. Frames are to be securely fixed to the building structure no further than 150mm from each corner and at centres not exceeding 600mm.

All new window units shall match the existing units in the arrangement of opening or fixed lights. Where existing windows are installed with a centre pivot operation (as detailed in the tender drawings) these units shall be arranged as a top hung opener.

Existing windows with a side hung opening casement shall be replaced with a unit to match..

Internal Cills

The contractor shall supply and install PVC-U round edged window boards with matching end caps. Allow to include for colours from the standard range with the Client to confirm the colour prior to installation.

New Ironmongery

Note: All ironmongery requirements are to be in accordance with the manufacturer's specification and drawings. All items are to be confirmed prior to the manufacturer and installation.

All opening lights shall at minimum be fitted with;

- 6 point locking (4no. mushroom bolts and 2no. shoot bolts)
- MACO MSPAG shoot bolts and keeps (operated by a key locking)
- ESPAG handle (Modus variant)
- 1no. pair of cavity closing wedges
- 2no. MACO hinge protectors
- Stainless steel friction stays and hinges (opening mechanisms shall be as standard side or top hung operation with Easy-clean openers fitted where the opening light is 750mm wide or less, in accordance with the manufacturers guidelines) as manufactured by Caldwell Hardware Ltd or equal and approved

As detailed in the tender drawings, existing window units that currently operate with a centre pivot mechanism shall be replaced with top hung casements. Existing side hung casements shall be replaced with new side hung casements. Easy-clean openers are to be fitted to side hung casements unless the window unit is greater than 750mm; these casement windows shall be fitted with a standard side hung friction hinge.

All opening windows are to have the separate concealed over rideable restriction device to limit initial opening, distance to be agreed with the Contract Administrator/Client.

Where hand operation of the windows proves difficult such as in WC's a centre pole ring must be included to facilitate pole operation of the windows.

Contractor to allow for chrome window handles and trickle vents to all windows, doors and curtain walling.

Window handles to be fitted with key locks, suited and with master key. Client is to be provided with 3no.sets of keys.

Appearance

The windows shall be supplied and installed in accordance with the manufacturer's specification. The unit shall be as Eurocell Modus Slim **or contractor recommended equivalent (please state)** externally as smooth coloured foil (Anthracite or Slate Grey, subject to confirmation by Planning), internally self-coloured white as standard.

Glazing

All glazing is to incorporate (subject to confirmation following assessments by Structural Engineer, Acoustic Engineer and Building Control) acoustic and thermal characteristics, and is to reduce solar gain where possible and meet the following.

The windows are to be glazed with hermetically sealed double glazed 28mm units and to conform to parts N and L of the Building Regulations. The glazing is to be configured as follows;

- 4mm low E clear glass inner pane as Pilkington KS
- 20mm warm edged argon filled cavity
- 4mm Pilkington Glass

The contractor shall provide additional costs for alternative glazing options;

- Option A – 4mm Standard Pilkington Glass
- Option B – 4mm Standard Pilkington Glass with 4mm Pilkington Suncool OW to south facing elevations
- Option C – 4mm Self-cleaning glass as Pilkington Activ Clear. The correct glass thickness is subject to calculations by the subcontractor and structural engineer.

All glass and glazing shall conform to:

- BS.952-1:1999: glass for glazing
- BS.6262: parts 1-6: 2005 codes of practice for glazing buildings
- BS EN12600:2002 glass in buildings pendulum test, impact test, method and classification for flat glass
- BS EN1279: glass in buildings insulated glass units
- Part 1:2004 generalities dimensional tolerances and rules for the system description
- Part 2:2002 long term test method and requirements for moisture penetration
- Part 3:2002 long term test method and requirement for gas leakage rate and for gas concentration tolerances
- Part 4:2002 methods of test for physical attributes of edge seals
- Part 5:2005 + A2:2010 evaluation of conformity
- Part 6:2002 factory production control and periodic tests

Obscured Glazing

Provide obscured glazing to all bathroom windows. The privacy level and design of the obscured glazing is to be confirmed by the client.

Allow for a provisional quantity of 21 windows to be fitted with obscured glazing

Loading and Integrity of System

The window systems must resist wind loads, dead loads and design live load and accommodate deflection of movement without damage.

Design wind pressure, calculates in accordance with BS6399-2, 1997 (Standard methods including internal and external pressure coefficient) or national annex to BS EN 1991-1-4,2005 + A1 2010 (All in strict accordance with manufactures specification.

Allow to provide additional loading to high level windows in accordance with Structural Engineers calculations.

The initial design of the windows has been calculated using a Wind Loading of 2000Pa; this figure is to be confirmed by the Structural Engineer and shall only be used for the provisional costing, the calculated wind pressure load.

Colour and Finish

All window frames are to be supplied from the Eurocell **or contractor recommended equivalent (please state)** standard range in Anthracite or Slate Grey, subject to confirmation by Planning Windows are to be supplied complete with all ironmongery with polished chrome finish and trickle vents colour matched to the window frame.

Ventilation

Trickle ventilation type and position is to meet Building Regulations Part F1 2010. Ventilation is to be secure and adjustable complete with insect screen, ventilators are to be fitted with the head of the outer frame with a sleeve between the inner and outer units.

Where necessary a frame extension profile or extended leg framing is to be used to ensure that the trickle ventilators are clear of internal finishes, frame extension sections are to be identical material to the finish of the framing and design to locate in grooves within the frame extrusion.

Trickle ventilation shall also comply with the Approved Document J and BS 5540 Part 2 with respect to ventilation of gas burning appliances. This requirement shall take precedence over the required Approved Document F1 if so required.

Infill Panels

Infill panels indicated on drawings. Panels are to be Insulated Glazing Units (IGU) of an identical specification to the standard IGU. The outer face of the IGU shall have a factory applied paint finish to the inner surface in a paint colour matched to the external frame of the window unit. The inner face of the IGU shall have a factory applied paint finish to the external facing surface in a paint colour matched to the internal frame of the window unit. The IGU shall be constructed to give an overall U-Value of no greater than 1.6W/m²K.

Sealant

Seal all internal and external joints between frame and structure with a low modular neutral silicone sealant as Dowsil 791weatherproofing silicone sealant, colour matched to the window frames.

Automatic Opening Ventilation (AOV) Smoke Vents

Where existing opening lights within the building are fitted with AOV units, these shall be carefully removed. The window unit shall be replaced with a new CE Marked AOV system utilising the Eurocell Logik70 chamfered profile and supplied as a complete tested installation including all elements

required to provide an AOV system that links to the existing Fire Alarm system. The system shall conform to EN12101-2:2003 and shall have a Declaration of Performance (DoP) to prove compliance in accordance with the Construction Products Regulation 2013.

The controls system shall be tested with the Eurocell window system, such a tested system is supplied by TBA.

The requirements for the AOV arrangement, operation and incorporation into the existing building systems shall be confirmed by the Client's appointed Fire Engineer.

Upon completion of the works the installation shall be tested and commissioned to ensure full and correct operation.

Performance and Certification

All fabrications are to be strictly in accordance with the systems company fabrication and specification manuals and all current technical bulletin and in strict accordance with the manufacturer specifications.

New Aluminium Windows and Curtain Walling Systems

Dress Window Opening

Following removal works prepare the window openings removing all mortar, silicone, fixings and generally dress. Make good and prepare the window openings to receive the new window units.

Ensure that DPC/DPM are positioned correctly in relation to frames and prevent displacement during these operations. The contractor is to inspect and allow for replacement as required, if replacement is required the contractor shall supply and install a fully lapped DPC using the Visqueen Zedex High Performance DPC or equal approved.

New Window Installation

Supply and install aluminium window and curtain walling systems with notched mullion connections in accordance with materials and workmanship and manufacturer's specification and to match arrangements as shown on drawings. Supply and install in thermally broken recycled aluminium framed systems as per manufacturer's product information. The system is to be procured, fabricated and installed, fully in accordance with manufacturer's specification and requirements.

All curtain walling/ windows are to comply with all relevant British Standard Specifications, Codes of Practice, and Statutory Requirements (including all revisions and amendments), as well as the guides and recommendations laid down by the relevant trade organisations relating to their performance, constituent materials, methods of assembly and use. Any exceptions to the above are to be advised in writing by the specifier. All curtain walling, windows and general frames are to be extruded to BS EN 755-9: 2016, Specification 6060 T66. Aluminium window profiles to be manufactured to BS EN ISO.9001/9002.

All tolerances in accordance with EN12020.

The thermal performance of the curtain walling system is to be approved by manufacturer for wind loading, overall structural stability and performance ensuring that the curtain walling performance is fully suitable for the proposed location and use.

New Ironmongery

Note: All ironmongery requirements are to be in accordance with the manufacturer's specification and drawings. All items are to be confirmed prior to the manufacturer and installation.

All opening lights shall at minimum be fitted with;

- 6 locking (4no. mushroom bolts and 2no. sheet bolts)
- MACO MSPAG shoot bolts and keeps (operated by a key locking)
- ESPAG handle (to match Modus PVC-U variant)
- 1no. pair of cavity closing wedges
- 2no. MACO hinge protectors
- Stainless steel friction stays and hinges as manufactured by Caldwell Hardware Ltd or equally approved.

All opening windows are to have the separate concealed over rideable restriction device to limit initial opening, distance to be agreed with the Contract Administrator/Client.

Where hand operation of the windows proves difficult such as in WC's the centre pole must be included to facilitate pole operation of the windows.

Contractor to allow for Chrome window handles and trickle vents to all windows, doors and curtain walling.

Window handles to be fitted with key locks, suited and with master key. Client is to be provided with 3no. of sets of keys.

Appearance

The windows and curtain walling systems shall be supplied and installed in accordance with the manufacturer's specification. The units shall be supplied to match the specified Eurocell Modus slim **or contractor recommended equivalent (please state)** system as closely as possible in form and dimension.

Glazing

All glazing is to incorporate (subject to confirmation) and is to be used again where possible and meet the following:

The windows are to be glazed with hermetically sealed double glazing 28mm units and to conform to parts N&L of the Building Regulations.

The glazing is to be configured as follows;

- 4mm low E clear glass inner pane as Pilkington KS
- 20mm warm edged argon filled cavity
- 4mm Pilkington Glass

The contractor shall provide additional costs for alternative glazing options;

- Option A – 4mm Standard Pilkington Glass
- Option B – 4mm Standard Pilkington Glass with 4mm Pilkington Suncool OW to south facing elevations
- Option C – 4mm Self-cleaning glass as Pilkington Activ Clear

The correct glass thickness is subject to calculations by the subcontractor and structural engineer.

All glass and glazing shall conform to:

- BS.952-1:1999:glass for glazing
- BS.6262:parts 1-6 : 2005 codes of practice for glazing buildings
- BS EN12600:2002 glass in buildings pendulum test, impact test, method and classification for flat glass
- BS EN1279:glass in buildings insulated glass units
- Part 1:2004 generalities dimensional tolerances and rules for the system description
- Part 2:2002 long term test method and requirements for moisture penetration
- Part 3:2002 long term test method and requirement for gas leakage rate and for gas concentration tolerances
- Part 4:2002 methods of test for physical attributes of edge seals
- Part 5:2005 + A2:2010 evaluation of conformity
- Part 6:2002 factory production control and periodic tests

Colour and Finish

Aluminium sections to be polyester powder coated in accordance with BSEN12206-1:2004.

Internal framing colour to be, white (RAL: TBC) from the standard manufacturers range of colours.

Colour cap colour standard finish, colour to match the PVC-U foil colour, Anthracite or Slate Grey subject to confirmation by Planning.

All finishing to be undertaken by manufacturer prior to delivery to fabricator.

Ventilation

Trickle ventilation type and position is to meet Building Regulations Part F1 2010. Ventilation is to be secure and adjustable complete with insect screen, ventilators are to be fitted with the head of the outer frame with a sleeve between the inner and outer units.

Where necessary a frame extension profile or extended leg framing is to be used to ensure that the trickle ventilators are clear of internal finishes, frame extension sections are to be identical material to the finish of the framing and design to locate in grooves within the frame extrusion.

Trickle ventilation shall also comply with the Approved Document J and BS 5540 Part 2 with respect to ventilation of gas burning appliances. This requirement shall take precedence over the required Approved Document F1 if so required.

New internal Cills

The contractor shall supply and install PVC-U round edged window boards with matching end caps. Allow to include for colours from the standard range with the Client to confirm the colour prior to installation.

Infill Panels

Infill panels indicated on drawings. Panels are to be Insulated Glazing Units (IGU) of an identical specification to the standard IGU detailed in Section 4.4. 5. The outer face of the IGU shall have a factory applied paint finish to the inner surface in a paint colour matched to the external frame of the window unit. The inner face of the IGU shall have a factory applied paint finish to the external facing surface in a paint colour matched to the internal frame of the window unit. The IGU shall be constructed to give an overall U-Value of no greater than 1.6W/m²K.

Sealant

Seal all internal and external joints between frame and structure with a low modular neutral silicone sealant as Dowsil 791 whether proofing silicon sealant, colour matched to the window frames.

Performance and Certification

All framings and infill shall be capable of withstanding the design wind loadings calculated in accordance with BS6399 Part 2 : 1997 or BSEN1991-1-4 and posed loads as defined in BS6299 Part 1 : 1996 or BSEN1991-1-1 and a specialist contractor shall carry out calculations to demonstrate and prove such requirements.

Thermal barrier sections is to be achieved using 2 separate aluminium extrusions and 2 glass reinforced polyamide extrusions mechanically jointed to form a single compound profile, the sections forming the windows are to incorporate the thermal break achieved using a strength, glass reinforced polyamide barrier to PA6.6GF25.

The thermal break is to be applicable to all profiles including vents, couplers, cills and cill profiles, window frame profiles are to be fabricated using 45 ° mitred joints, corners to be reinforced with stainless steel corner ties and 2 extruded aluminium cleats joined with 2 part adhesive and secured by mechanical crimping, joints to be sealed with sealants as specified by the aluminium systems companies fabrication manual.

Note: All fabrications to be strictly in accordance with the systems company fabrication and specification manuals and all current technical bulletins and in strict accordance with manufacturer's specification.

New Door System

Dress Door Opening

Following removal works prepare the door openings removing all mortar, silicone, fixings and generally dress. Make good and prepare the door openings to receive the new door units. Ensure that DPC/DPM are positioned correctly in relation to frames and prevent disposing during these operations. The contractor is to inspect and allow for replacement as required, if replacement is required the contractor supply plan and install a fully lapped DPC using the Visqueen Zedex High Performance DPC or equally approved.

New Door Installation

Contractor to supply and install in strict accordance with manufacturer's specification

- Aluminium thermally broken doors.

All door sets to be produced using recycled aluminium profiles including all doors and frames, pivot hung door leafs with anti-finger trap styles and rebated low thresholds as standard. All doors are to be configured as per the drawings with the door handing and opening as existing.

All fire escape doors are to open in direction of escape.

New Ironmongery

Assemble and fix carefully and accurately using tamper proof or concealed fastenings with matching finish and corrosion resistance supplied by the ironmongery manufacturer.

Holes for components are to be no larger than the minimum required for satisfactory fit/ operation. The contractor is to supply and install necessary door stops as appropriate.

Prevent damage to ironmongery and adjacent surfaces. On completion check, adjust and lubricate as necessary to ensure correct functioning of all movement parts.

Where individual dwellings have private entry doors that open directly to the external areas, any replacement door systems shall include in the standard installation:

- Signage – House no, screw fixed, polished stainless steel.

Supplied complete with matching screw fasteners in stainless steel, compatible with the aluminium door system.

To be supplied as G Johns and Sons or approved.

Contractor to allow for 2no. numerals per property to match the designated property number, design to be approved by client.

- Letterbox – Sleeved letter plate set, draught proof with internal brush. To be supplied as G Johns and Sons MILA Pro Style polished chrome plated letter plate (part number 40851.1).
- Euro profile lock with double cylinder approved to SS312 Diamond or TS007 3* standards.

Allow for a provisional quantity of 4 No. doors to be fitted with the additional hardware as detailed above.

Access Control

Allow to replace the current access control system to the communal entrances of the building. New systems shall be fitted to all communal access doors and shall be as Briton 9502M standard double face to face magnet. The system shall be specified with 545kg holding force with brackets suitable for the specified aluminium door and frame system. Brackets shall be supplied to suit handing of the individual doors.

System to be supplied complete with external digital keypad, internal exit push button, power supply, mag locks, keyed override and all required accessories to form a complete installation. Upon completion of the works the installation shall be tested and commissioned to ensure full and correct operation.

Appearance

The doors shall be supplied and installed in accordance with the manufacturer's specification. The units shall be supplied to match the specified Eurocell Modus Slim System **or contractor recommended equivalent (please state)** as closely as possible in form and dimension.

Glazing

All glazing is to incorporate (subject to confirmation) and is to reduce solar gain where possible and meet the following:

The windows are to be glazed with hermetically sealed double glazed 28mm units and to conform to parts N and L of the Building Regulations.

The glazing is to be configured as follows;

- 4mm low E clear glass inner pane as Pilkington KS
- 20mm warm edged argon filled cavity
- 4mm Pilkington Glass

The contractor shall provide additional costs for alternative glazing options;

- Option A – 4mm Standard Pilkington Glass
- Option B – 4mm Standard Pilkington Glass with 4mm Pilkington Suncool OW to south facing elevations
- Option C – 4mm Self-cleaning glass as Pilkington Activ Clear

The correct glass thickness is subject to calculations by the subcontractor and structural engineer.

All glass and glazing shall conform to:

- BS.952-1:1999:glass for glazing
- BS.6262: parts 1-6 : 2005 codes of practice for glazing buildings
- BS EN12600:2002 glass in buildings pendulum test, impact test, method and classification for flat glass
- BS EN1279: glass in buildings insulated glass units
- Part 1:2004 generalities dimensional tolerances and rules for the system description
- Part 2:2002 long term test method and requirements for moisture penetration
- Part 3:2002 long term test method and requirement for gas leakage rate and for gas concentration tolerances
- Part 4:2002 methods of test for physical attributes of edge seals
- Part 5:2005 + A2:2010 evaluation of conformity
- Part 6:2002 factory production control and periodic tests

Colour and Finish

All door frames and glazing panels are to be colour matched to the Eurocell **or contractor recommended equivalent (please state)** window units on the corresponding elevations, Anthracite or Slate Grey subject to confirmation by planning. Aluminium sections are to be polyester powder coated in accordance with BS EN 12206-1, 2004. Doors are to be supplied complete with all ironmongery and trickle vents in accordance with the manufacturer's specification.

Ventilation

Trickle ventilation type and position is to meet Building Regulations Part F1 2010. Ventilation is to be secure and adjustable complete with insect screen, ventilators are to be fitted with the head of the outer frame with a sleeve between the inner and outer units.

Where necessary a frame extension profile or extended leg framing is to be used to ensure that the trickle ventilators are clear of internal finishes, frame extension sections are to be identical material to the finish of the framing and design to locate in grooves within the frame extrusion.

Trickle ventilation shall also comply with the Approved Document J and BS 5540 Part 2 with respect to ventilation of gas burning appliances. This requirement shall take precedence over the required Approved Document F1 if so required.

Timber Louvered Doors

The contractor is to allow to repaint the timber louvered doors to the plant rooms and bin stores. The existing doors shall be cleaned and prepared before an application of 2 full coats of exterior grade paint as Dulux Trade Diamond Satin Wood Paint. Allow to price from the standard colour range with the clients confirmed colour prior to the installation.

Allow for a provisional quantity of 10 No. double leaf doors @ 4m².

Performance and Certification

PROPERTY SERVICES

Nottingham Community Housing Association Camberley Court Bulwell Nottingham NG6 8GE
0115 8443822 | www.ncha.org.uk

The doors are to achieve the thermal performance and strict requirements with the Senior Architectural Systems specification, provide confirmation certificate for the following:

- Powder coating 25 years warranty
- U-value and glass certifications
- Glass warranty 10 years
- Workmanship 12 months warranty
- System warranty as a combined system of 10 years

All framing and infills shall be capable of withstanding the design wind loadings calculated in accordance with BS6399 Part2, 1997 or BS EN 1991-1-4 and imposed loads as defined in BS6299 Part 1, 1996 or BS EN 1991-1-1. A specialist contractor shall carry out calculations to demonstrate and improve structural requirements.

Note: All fabrications are to be strictly in accordance with the systems company fabrication and specification manuals and all current technical bulletin and in strict accordance with the manufacturer specifications.

Reinstatement Works

Reinstatement Plasterboard Ceiling

The contractor is to allow to carry out repairs and reinstatement of the plasterboard ceiling as required following any works carried out.

The contractor shall supply and install a British Gypsum Gyproc ceiling to match the existing soffit arrangement and performance.

The plasterboard shall be selected to match the ceiling thickness as closely as possible to reduce the amount of makeup needed. The plasterboard shall be securely fixed, correct fixings shall be used properly located with the heads just below the line of the surface.

Joint gaps greater than 3mm shall be prefilled prior to taping with Gyproc jointing tape and filler. Supply and install a 3mm Thistle MultiFinish Skim to all new abutting surfaces following good site practice as outlines in the BS EN 1394-2: Design Considerations and Essential Principles for Internal Plastering. The ceiling works are to be integrated with the installation of all Mechanical and Electrical equipment.

Redecoration Works

Following any repair works the surfaces shall be finished with 1 No. mist coat and 2 No. coats of Dulux Trade Diamond Matt, colour matched to the abutting surfaces. The contractor is to price from the standard range with the colour to be confirmed with the client prior to commencement of the works. The paint finish is to be applied in accordance with the Manufacturer's recommendations. Allow for a neat tooled bead of sealant to the junction between the window and reveals.

Reinstate Reveals

The contractor is to allow to carry out repairs and reinstatement of the window/door reveals and head as required following any works carried out. The contractor shall supply and install a British Gypsum Thistle repair plaster system to make good the reveals. Allow for Thistle Finishing Plaster for repairs up to 6mm deep and Thistle Undercoat Plaster with a finish coat of Thistle Finishing Plaster for repairs deeper than 6mm. All repairs are to be feathered to the abutting surfaces. The areas to be repaired shall be prepared in line with the British Gypsum guidelines and installation instructions and all works shall be carried out in accordance with good site practice as outlined in BS EN 1394-2: Design Considerations and Essential Principles for Internal Plastering.

Building Fabric

Cills

The contractor is to allow to replace all external cills where windows are being replaced as detailed below including the cavity closers as detailed earlier.

Cills Type 1

The contractor shall allow to install a new PVC-U cill to the prepared aperture. At apertures where the existing cill had a deep profile, allow to build up the external facing brickwork by 1no. course in a brick to match the existing in colour, texture and dimensions. Mortar and pointing to match the abutting arrangements.

Allow for a provisional quantity of 25 apertures for building up the external facing brickwork.

The PVC-U cill shall be supplied from the Eurocell **or contractor recommended equivalent (please state)** standard range with a colour to match the specified window frames. Cills should be sized according to the aperture with an equal projection to all apertures. All cills are to be installed with matching end caps with a neatly tooled bead of low modulus neutral cure silicone sealant as Dowsil 791 weatherproofing silicone sealant, colour matched to the window frames.

Cill Type 2

The contractor shall allow to install new PVC-U cill to the prepared aperture. Apertures where the existing window unit had an aluminium cill, the contractor shall ensure that the apertures in the facing and inner masonry leaves is suitable for the installation of the new window and cill detail without alteration.

The PVC-U cill shall be supplied from the Eurocell **or contractor recommended equivalent (please state)** standard range with a colour to match the specified window frames. Cills should be sized according to the aperture with an equal projection to all apertures. All cills are to be installed with matching end caps with a neatly tooled bead of low modulus natural cure silicone sealant as Dowsil 791 weatherproofing silicone sealant, colour matched to the window frames.

Aluminium Pressings

To all existing structural elements, columns and sections between new window units, the contractor is to provide a proprietary powder coated aluminium box section, colour to match the window frame.

The unit is to be mechanically fixed with matching powder coated fixings to encase all structural elements. Provide aluminium pressing in complete lengths and ensure minimum sections and joinery visible.

Ideally need Arch. to mark up pressings and produce schedule.

Works to comprise of:

- Removal of all existing coverings to structural elements
- Retain existing brickwork shoes and repoint brickwork to bases of columns
- Provide intumescent paint to all steelwork
- Reclad freshly intumescent coated steel columns in aluminium pressings. Colour to match window frames
- Seal all joins and make good as required.

Flashing

To all projecting elements where existing flashing elements have been removed, the contractor shall supply new lead replacement flashings to seal all building elements. The new flashing elements shall be as Ubbink Ubiflex Extreme. The flashing shall be installed into the joint where the existing flashings were installed. The flashings shall be turned into the joint with no less than 30mm of material within the joint. Fix the flashing into the joint using Ubiflex Extreme fixing clips at a spacing of no more 450mm centres. The joint shall then filled with Ubbink Extreme Fix flexible mastic.

The flashing shall extend down the top surface of the structure by 200mm and be sealed to the surface using a continuous bead of Ubbink Extreme Fix flexible mastic.

External Component Replacement (Vents, Louvres...)

Ventilation Grilles

The contractor shall to replace any damaged or missing ventilation grilles to the elevations within the works areas. Replacement grilles shall match the existing systems in colour and dimension. Where an exact match cannot be sourced, the contractor shall provide a sample for approval by the Client and Contract Administrator.

Where alternate systems are to be provided the contractor shall ensure that no substation has a detrimental effect on the operation of the ventilation system.

Fire Brigade Boxes

The contractor shall replace the existing externally mounted fire brigade boxes mounted adjacent to the communal entrances. The replacement units shall be on a like for like basis and shall comply with the British Standards and current regulations.

Allow for a provisional quantity of 20 fire brigade boxes.

Roller Shutters

Allow to reinstate any internal or external roller shutters to apertures currently fitted with such units. The contractor shall ensure that all fixings, connections and arrangements are in accordance with the manufacturer's installation, requirements and guidelines. All fixings shall be appropriate for the exposure and loading requirements.

Following installation the contractor shall ensure all installations are to be tested and commissioned to ensure full and correct operation.

Window Graphics (Client)

The vinyl graphics to existing shop front windows are the responsibility of the client and replacement of these elements are to be arranged with the tenants following the installation of the new glazing units.

Repointing, Fabric Repairs

The contractor shall allow to repoint damaged or deteriorating mortar to;

1) Areas abutting the window installations where the condition of the existing mortar prevents a complete weatherproof seal around the new window installation from being completed.

2) The facing brickwork directly abutting the newly replaced cills where repairs are identified to be carried out the contractor shall carefully remove the existing damaged pointing to a depth of no less than 20mm. Any mortar removal shall be carried out with care to ensure the faces of the masonry units are not damaged. Joints shall be cleaned of any loose mortar and then filled with a Class (iii) mortar to BS EN 1996-11. Colour matched to the butting mortar. The joint shall be finished as a concave joint.

Gutter Cleaning

The contractor shall allow for the removal of debris and cleaning of the rainwater systems to all elevations within the works areas.

Following cleaning the contractor shall test the rainwater system to confirm the correct performance.

Painting – Structural Columns

Allow for the redecoration of the exposed structural columns. The contractor is to include for all preparatory work including cleaning and the preparation of the surface to remove any loose material and uneven surface layers to provide a clean level surface for the application of the new paint finish. The paint is to be applied fully in accordance with the manufacturer's recommendations with the contractor to allow for 16 hours between coats.

Allow for a provisional quantity of 12 No. steel columns, 2.2m high, 0.2m diameter.

Safety Signage

Allow to replace all existing safety signage where currently affixed to doors. The contractor to record the type, size and position of the current signage and replace on a like-for-like basis. Any deviations

from the existing design or arrangement shall be approved, with samples provided, by the Client prior to commencement of these works.

Cladding

Allow to replace the PCV-U cladding to the balconies soffit with new PCV-U cladding. The colour of the cladding shall match the external frame of the abutting windows. Allow for all components to form a complete installation including all fixings, substructure and threshold trims. All junctions with abutting materials should be sealed using a colour matched flexible sealant.

