



**MASTER SPECIFICATION HOUSE HELLESDON COMMUNITY CENTRE
WORKS REPLACE STEEL PROFILE ROOF WITH NEW TILED PITCHED ROOF
CONSTRUCTED OFF EXISTING STEEL FRAME**

Address of Project.

Hellesdon Community Centre
Woodview Road
Hellesdon
Norwich
Norfolk
NR6 5QB

The Employer.

Hellesdon Parish Council
Diamond Jubilee Lodge
Woodview Road
Hellesdon
Norwich
Norfolk
NR6 5QB

The Employers Agent

D. J Designs Limited
1 Ferry Lane
Postwick
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Tel 01603 437975
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The Designer

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1 Ferry Lane
Postwick
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Note...Items in **Bold** are "generic" items used in the tender documents to describe aspects of the works as a whole and to specify general conditions and requirements for the execution of the works within the specification documents and as such apply to the whole job.

The preliminaries items within the tender documents are deemed to be in the main contractor's general obligations, as are general facilities, and setup and running costs and deemed to be included in the tender price.

DEMOLITION / ALTERATION / RENOVATION

- 1.1 Remove existing sheet metal roof covering in its entirety to allow for new pantile roof to be constructed...
- Remove all of the metal sheeting /screws / hidden clips / fixings trim edges of the ridge, side and bottom complete .and make good to effected surfaces.../ prepare to receive new roof structure...
- 1.2 Provisional sum repairs to exposed existing steel frame work...
- 1.3 Remove all existing external doors & windows ahead of replacement...and make good to effected surfaces.

£5000

All demolition works / all works were appropriate are to comply with BS6187; 2011... Code of Practice for Full & Partial Demolition...

All site operatives and supervisors are to be fully trained and skilled in all aspects of demolition, and to have the ability to recognise the associated risks and dangers...

Adequate protection is to be given to the existing structures, not effected by the demolition or associated works.... Habitable rooms and areas not effected by works, as directed are to be screed off either by means of dust sheets and / or temporary framing partitions constructed of timber and plastic sheeting...to prevent dust egress etc. The Main Contractor is to reduce dust pollution by regularly damping down the works....

Exposed habitable rooms / areas and structures are to be kept weatherproof, wind and watertight at all times.

The demolition works are to be carried out in such a manner as to reduce the... cause the minimum disturbance / damage to the remaining structure; and the adjacent structures... care is to be taken to reduce the amount of making good that will be required. The Main Contractor is to make good all effected areas...

Demolition; partial demolition, opening up and temporary works etc shall be done in such a way as to leave the remaining structure and the adjoining structures in a stable condition... steps are to be taken at each stage of the work to prevent uncontrolled collapse... The Main Contractor is to supply all necessary temporary supports as required.

The Main Contractor is to leave no part of the site unstable, with hazards, projections, holes, partial works etc made safe. The site must be free from unattended hazards...

Dangerous Structures are to be protected. The Main Contractor will inform the Employer of any potential risks and dangers, whilst the works are in progress. The Main Contractor will take all necessary steps required to reduce the risks associated with the work to a minimum.

All effected services / statutory equipment... (Gas Water; Sewage; Electricity; Telephone; etc) are to be fully protected during the course of the works.... Any works that are to be carried out affecting a "service" must be done in accordance with the relevant Statutory Bodies requirements... The Main Contractor is to arrange with the relevant Statutory Bodies to disconnect / alter / adjust the service effected as required by the works....

The Main Contractor is to allow for and to provide for... any temporary connections to ensure continuity of service to the property for the duration of the works...

The effected services are to be marked on a plan by the Main Contractor for retention by the Employer... and notated as to what works have been done...

All services are to be marked on a plan by the Main Contractor for retention by the Employer...

The Main Contractor is to clear away and remove all waste, surplus materials, debris, etc from the site to a suitable destination and leave the site in a clean and tidy condition at all times. Materials arising from the demolition are to be the property of the Main Contractor, unless stated differently, or have been cited as having a value; in line with the notes contained in the



Preliminaries...

Any unknown hazards as discovered are to be reported to the Employer immediately...



BRICKWORK: Construct Walls to accommodate new roof and window layouts...

- 2.1 **Supply and Fit DPC**
Where new work at FFL/ GL Supply and lay new DPC... 150mm above ground level. DPC to be Ruberoid Hyload Original... DPC pitch polymer... DPC to extend through the full thickness of the wall or wall leaf... include pointing, applied rendering or facing materials.... Hyload to be laid on a wet bed of even mortar... and laid in a single length or with as minimum joints as possible. Where joints are unavoidable; laps to be 150mm long and completely sealed... bonding by means of either Hyload DPC lap adhesive, applied to both surfaces to be bonded...or by means of Hyload DPC mastic applied to one surface and then pressed firmly to the second surface...
- 2.2 **Supply and fit Facing Brickwork Cavity Wall** (new works to include all adjusted areas and to include adjusted windows/ brickwork to new eaves / brickwork to gables.

102.5 brickwork... type colour appearance texture to match existing... Minimum strength 7N/mm sq.... Mortar Mix 1/1/6. (Cement / Lime/Sand)... subject to confirmation to suit site conditions. ... External pointing finish "Bucket Handle"... Internal pointing flush... Brickwork to be stretcher bond 10mm horizontal and vertical joints... Cavity to be formed 100mm / to match existing. Bricks to be F2 – Frost resistant – useable in all normal building situations and degrees of exposure

Facing Brickwork to be TBA (Allow £450 per thousand)
- 2.3 **Provide weep hole to Cavity Wall...**
Every fifth vertical joint to the brickwork at the finished lean mix level at DPC / at Soffitt ... one course only/... Provide Glidevale Micro Vent MV650 to outer leaf... Ensure ventilation is free from mortar droppings etc....
- 2.4 **Form 100mm cavity... TBC prior to construction**
The cavity to be kept clean of debris / mortar etc. during the construction. The Main contractor is to leave the occasional brick out to provide access for cleaning the cavity upon completion
- 2.5 **Cavity Insulation**
Supply and install cavity Insulation....75mm Celotex CW4000 Cavity Wall insulation... All external walls to be insulated during construction. First leaf of brickwork to be built up; mortar snots removed... insulation installed.... Install boards with joints close butted and free from mortar droppings. The cavity to be completely filled. ... At the corners the boards are to be cut... but generally cuts are to be kept to a minimum... The insulation is to be installed as masonry lifts occur. The cavity is to be protected by means of a cavity board during construction.... All works to be protected overnight and during adverse weather conditions....

General note... all insulation detailing to comply with the Stationary Office publication... Limiting Thermal Bridging... a copy to be retained on site...
- 2.6 **Wall Ties**
Supply and fit Ancon Ancon Products Ltd stainless steel wall ties... twisted wall ties to BS1243 Specification for Metal Wall Ties... located at 750mm centres horizontally and 450mm vertically ... Additional ties to be located adjacent to openings..... All wall ties must be bedded down, slopping towards the outer leaf brickwork. The drip must be located in the centre of the cavity and pointing down...wall ties to incorporate retaining clip for insulation / Staifix RT2 General Purpose Tie
- 2.7 **Inner leaf Cavity Wall...**
Construction inner leaf of cavity walls... using 100mm Celcon Standard Block... manufactured to compressive strength of 4N/mm2... Mortar Mix Mortar Mix 1/1/6. (Cement / Lime/Sand)... subject to confirmation to suit site conditions. ...

(NB New gables to be cavity Celcon blockwork ahead of cladding)

All works to comply with BS8000-3 2014...Workmanship on Building Sites. .Code of Practice for Masonry.

All bricks to be the best of there kind; regularly shaped and to comply with BS771 2003;

Specification for Clay Bricks... (Units 215mm x 102.5mm x 65mm)... co-ordinating size with 10mm joint... 225mm x 112.5mm x 75mm... No brick that is chipped or deteriorated in any way shall be used.

Where masonry units / bricks arrive on site encased in waterproof shrink wrapped covers they are to be retained in the covers for as long as possible... Masonry units / bricks are to be stored on site on a dry and level prepared location, avoiding direct contact with the ground; i.e. on timber pallets... the bricks are not to be stored on floor slabs etc...

All masonry units / bricks are to be protected from wet weather and to be prevented from becoming excessively wet.

Facing brickwork... non specific brick types... unless specified differently ... the facing brick units to have a minimum strength of 7N/mm. The main Contractor is to supply details of the brick type to the employer; including all technical Details... (i.e. Compressive Strength and Density, Durability; Frost Resistance; Soluble Salt Content and Liability to efflorescence.) prior to construction

The Main Contractor is to ensure that the brick type used complies with the Local Authority Planning requirements...

Bricks are to be from the same kiln batch. Bricks from different packets / deliveries are to be mixed... minimum use ... bricks from three packs at any one time.

Frogged bricks... shall be laid frog upper most and fully filled with mortar. All joints vertical and horizontal shall be flushed solid throughout...

Brick bonding patterns, unless otherwise specified will be...in half brick walls "stretcher bonding"... Cut bricks are to be kept to a minimum and only used in concealed locations or at openings. Vertical and Horizontal joints should be aligned... All cuts to masonry units / bricks to be undertaken using masonry saw only.

Masonry units / bricks to be constructed / laid in a uniform manner. Corners and returns shall not be raised above the general level of work by more than 1200mm. Brickwork / masonry to be properly bonded on alternative courses to give a continuous appearance.

All brickwork is to be kept clean and protected from mortar splashes at all time...

Bricks are not to be laid when frozen, or laid on frozen surfaces. Work is not to be undertaken in conditions where mortar will not have sufficient time to harden before freezing occurs. No work is to be undertaken in temperatures of less than 3 deg... All new works are to be covered up against the elements; especially rain and snow during the work and at completion of the day.

In dry warm weather... wet the surface of very absorbent clay masonry units sufficiently to reduce suction but avoid over wetting...

Construct sample panel... The Main Contractor is to construct a sample panel of the proposed brickwork. The panel is to be located within 3m of the structure. The panel to be of a reasonable size and positioned in a good light and relate to the position of the proposed structure...

Mortar Mixes are to be designed to suit the characteristics of the bricks / blocks / masonry units being used. (especially the suction rate). ; The location, the site location; the exposure and weather conditions.

Mortar Mixes are only to be made up as required for immediate use... Mortar mixes to be used within two hours of mixing... Mortar that has dried off or begun to harden must not be used... no knocking up or "reuse"

Mortar Mixes are to be gauged by volume using a gauge box or standard container for each material... Mix mortar by machine... *except in the case of very small amounts not containing plasticizers*... Mixing sequence... load three quarters of the sand or pre-mixed lime-sand and water... While mixing gradually add lime and or cement and continue mixing...Load remainder and further water to achieve required workability... General mixing time 3mins / 5mins; after all components added... Mixing times to be consistent...

Clean the mixer at least once a day, and whenever mixes are changed...

Mortar Mix Materials.

- i) Portland cement... Blue Circle Mastercrete... to BS12... stored in sealed bags, and used as per manufactures instructions...
- ii) Sand... Clean sharp fresh washed river sand, free from organic impurities, loam and dust, iron pyrites salts mica or shale... Sand to comply with BS 1200
- iii) Lime... Hydrated Lime... Blue Circle Hydraline to BS890... Stored in sealed bags, and used as per manufactures instructions...
- iv) Plasticizers... proprietary additives only used with written permission from the Employer...
- v) Water should be free from harmful impurities... i.e. fit for human consumption

All materials are to be stored in a clean and dry environment. Protection from accidental damage and inclement weather must be undertaken... Materials that are damaged or that have deteriorated must not be used and are to be removed from site.

Blocks to be used at ambient temperature, Blocks to be unloaded on to a dry level surface and should be covered to protect them from severe weather ahead of use. Blocks that become wet should be allowed to dry out before use to reduce the risk of drying shrinkage in the completed blockwork.

Blockwork to be laid in a regular bond pattern, based on a minimum overlap of a quarter of the block. Cut blocks and coursing units should always be used for irregular or non standard spaces. Blocks should be laid on a full bed of mortar with 10mm thick vertical and horizontal joints... all joints fully filled (except ahead of external render or internal plaster when the mortar joint is to be recessed.)

2.8

New Work Internal Walls (Plaster Work / new m.g)

Apply Gypsum Thistle Hard Wall..... Two coats applied to overall thickness of 13mm... Apply first layer of Gypsum Thistle Hard Wall ... 10mm thickness...apply in accordance with manufacturer's instructions.- Press coat well to exclude air at interfaces... rule to flat surface... Apply Finish Coat.... Gypsum Thistle Multi-Finish; retarded hemihydrate gypsum plaster... Tolerance should not deviate by more than 3mm in any consecutive 1800mm.

Works to comply with BS5492... Code of Practice for Internal Plastering... to BS 8000 Part 10 1995... Workmanship on Building Sites... Code of Practice for Plastering and Render.

All surfaces to receive sand and cement render / plaster finish; to be reasonably dry and sound; and adequately true; to enable the specified coat thickness to meet the required tolerances. No finish is to be applied to surfaces showing moisture or green concrete... Treat surfaces to receive cement render / plaster finish with PVAC bonding coat...

Coats to be applied in an even regular thickness to an even finish... Scratch the surface of each coat to provide a key to receive subsequent coats... after the undercoat has set, but not dried, apply the next coat...

All plastering / rendering is to finish "true", even and smooth throughout. All corners and returns are to run clean and accurate... to the section...

Dampen backgrounds where and when necessary immediately before applying coats to obtain uniform suction and reduce excessive suction...

Old walls irregularities shall be dubbed out in the same material as the backing coat...

Dubbing to be built up in layers... Each coat scratched to receive the next...

2.9

Supply And Fit Marley Cedral Weatherboard

Supply And Fit 190mm Marley Cedral Weatherboard / as per manufactures recommendations Pre colored "White".. complete

Cedral Weatherboard to be fixed to vertical timber battens (preservative treated and planed on 2 sides) of at least 50mm wide spaced at a maximum of 600mm across the elevation. The Cedral Weatherboard should be fixed to at least three battens; if it is only fixed to two then the batten spacing should be reduced to 400mm. A minimum 30mm clear cavity must be provided behind the Cedral Weatherboard with a 10mm opening at the base, head and at the window and door heads and cills.

Screw fixing to the support structure without pre-drilling where fixings are at least 50mm from the end of the board (screw gun required). Where screws are to be within 50mm of the end of the board then a pre-drilled hole and countersink is required to suit the screw size. Screws preferably stainless steel min. size 4.0 x 45mm

Each plank must be fixed at least once to every support. The end of every plank must also coincide with a support.

Install vapour barrier / breather membrane over the wall / framework behind the timber studs. Installation begins at the bottom of the facade, where a start profile is fixed first. This is overlapped by the first plank, which starts the layering of the planks. Allow at least 150mm between bottom edge of Cedral Weatherboard and the ground. Fixing is done through the upper edges. There is no side overlap, the strips being simply loose butted against one another, and the joint must coincide with a timber support. A strip of black polyethylene soaker should be applied under the vertical joints to protect the batten.

Provide inspect mesh to edges

ROOF CONSTRUCTION

3.1 Wall Plate

Supply and fit 100mm x 50mm Wallplate... Timber wallplate to be graded SC4 Structure timber... bedded on mortar... New Wallplate to be laid in single lengths; halved and spiked at the angles and joints... As per Tender drawing Canham 214916-CCL-XXX-DR-S-3100 P03

3.2 Supply and Fit New Roof Trusses...

Supply and fit Roof Trusses... As per Tender drawing Canham 214916-CCL-XXX-DR-S-3100 P03 / Canham 214916-CCL-XXX-DR-S-3000 P03 with associated steel support work..... Actual details of the design to be supplied to the Local Authority Building Control Department for approval prior to construction of the roof by the truss Supplier / Contractor. Truss designs to incorporate all longitudinal, diagonal and chevron bracing as required; plus clips screws and fixings to comply with BS5268 Part 3 Works to comply with Gang Nail Trusses...

New roof pitch 20 deg....(finish)

3.3 Form Timber Valley

Form Timber Valley

Construct valley off proposed timbers... Supply and fix 28mm x 150mm valley boards to form valley slopes..... Valley to be 200mm widetimber TSSW... Provide tilting fillet..... Supply lead valley... Code 4 Leadwork to comply with current LDA recommendations. Lead not to be fixed in lengths exceeding 1500mm. All laps to be 150mm and to carry the complete width of the valley. **The lead work will comply with BS1178 and comply with BS6915 and current good practise as described in the latest edition of The Lead Sheet Manual" as published by the Lead Sheet Association and current LDA recommendations. On completion apply to all visible lead a smear coating of patination oil, evenly in one direction...**

- i) **New timber in the work is to be selected structural timber not inferior to European Redwood / Whitewood grade C24 to BS 5268 Part 2 unless stated otherwise.**
- ii) **New timber in the works is to be vacuum impregnated. Cut ends are to be thoroughly treated with brush applied coats of appropriate preservative before fixing. All preservative are to be to the Employers approval. Timber for structural use must be stored in a dry sheltered location on site. Timber with a moisture content greater than 20% must not be used.**
- iii) **All screws, nails, timber connectors, joist hangers, steel straps etc are to be galvanised. Joist hangers straps and connectors etc shall be purpose made and of manufacture or performance stated in this document.**

3.4 Roofers Felt

Supply and fit Tyvek HD breathable membrane.... Membrane to be laid parallel to the ridge, with 150mm horizontal laps... Vertical laps are to be avoided. Felt to be fixed twice to each rafter by means of galvanised clout nails... Valleys to have 600mm wide strip running down each side... Handle with care... to prevent tears and punctures... if they occur.. replace length... maintain constant tautness whilst working up the slope.../ Material rolls should be delivered on site and stored on their side on a clean and dry surface, and protected from sunlight..

3.5 Tile Battens

Supply and fit tanalised 50mm x 25mm soft wood battens... Battens to be fixed to trusses /timber rafters by means of recommended round wire nails (Galvanised). Battens to be fixed at the appropriate gauge for the tiles....(or to suit trusses spaces)

3.6 Roof Tiles

Supply and fit roof covering... will be **Marley Lincoln Clay Pantile Rustic** Red Fine Sand Finish ... laid at a gauge to suit pitch... The exact measurement to be determined on site after examination of the tiles and secured to battens with one aluminium alloy nail; 50 x 3.35mm. Only use tiles free from imperfections... All tiling work to comply with current code of Practices re Slating & Tiling.... At the valley / junction... tiles are to be cut as neatly as possible with an angle grinder... No breaks or chips...

3.7 Verges

Provide 50mm verge overhang... Provide 150mm wide Masterboard undercloak; to receive 50mm verge... ... Fully bedded on mortar mix 1.3 cement and sand..... Point up neatly.

The Main Contractor shall comply with current good practice for roof tiling; and shall handle, store and fix underlay, battens, tiles and accessories neatly and securely to make the "whole" sound and weathertight at the earliest opportunity. The tiles are to be kept clean and dry until fixed... all installation to be in strict accordance with manufacturers recommendations, especially with adherence to minimum gauge recommended by manufacturer for the roof slope required.

At eaves dress underlay into gutter, fixed tiles with tails projecting 50mm beyond fascia or face of brickwork.

At verges ensure underlay and undercloak are well lapped, nail undercloak face down to a true line and projecting 38-50mm from face of brickwork. Fill the gap between the undercloak and slates / tile with mortar, strike off to give a neat flush joint

At ridges and hips lay a length of roof underlay to overlap by no less than 150mm. Ensure 50mm air gap is retained at all ridges and hips. Bed ridges and hips with mortar strike off to give neat flush joints.

3.8 **Fascia & Soffits**

Supply and fit Fascia & Soffits... UPVC Swish 25mm thick fascia board bullnose styling "White" Fixed directly to rafter feet / Soffit engages by push fit. "White" / 9mm vented soffit (25mm air gap) color to match fascia... allow 355mm deep fascia / 500mm soffit

3.9 **Barge Boards**

Supply and fit UPVC Swish 25mm thick barge board with standard square styling "White" Fixed directly wall via batten allow 355mm Bullnose jumbo

3.10 **Supply and fit Plastic RW goods**

Supply and fit Plastic RW goods complete... including all down pipes ; guttering; bends; corners; running outlets etc.... System to be Hepworth PVC -U rainwater system.... Guttering Deep Flow Black.... Downpipe 68mm (Round) ...Black...

Allow for all fixings, clips etc.... Generally gutters to be supported at minimum 900 c/c ; down pipes at 2000mm with additional fixings to connectors and shoes were necessary ...Connect the Downpipe to the underground drainage as existing via adaptor

3.11 **Supply and fit loft insulation to complete new roof Rockwool**

300mm Rockwool Roll laid between the joists and over the joists... Maintain 50mm air gap at eaves... To meet this thermal performance and minimize heat loss through the timbers, Rockwool Roll to be cross-layered between and over the ceiling joists. The first layer (generally of 100 mm thickness) is rolled between the ceiling joists, A second layer of Rockwool Roll (220mm thick) is then cross-layered to cover the first layer of insulation and the ceiling joists.

Loft hatches: Preserve the continuity of insulation, loft hatch covers should be insulated with a minimum 100mm thickness of ROCKWOOL Roll. Double-sided adhesive tape may be used to hold the insulation in place

3.12 **Plasterboard to lower string of new trusses (complete new roof)**

Prepare timber truss members to receive plasterboard... Provide 38mm x 38mm TSSW noggins to the edges of all the boards.

Supply and fit ceiling boards... Gyproc Fire liner Board... 15mm thick; square edged foil backed... Boards to be fixed by means of 32mm 12sg clout nails at a ratio of 8 nails per one meter run..... square edged boards to be butted together... no gap to exceed 3mm... Joints to be finished using cover strip... (Anaglyptor strip)... Fully sealed...

Boards to be fixed as whole as possible... The use of off cuts is to be avoided unless totally unavoidable... no damaged boards are to be used...

Supply and apply in single application... to 3mm thickness... Gypsum Thistle Board finish... trowel to smooth matt finish... Angles to be protected / re-inforced with Gyproc Plaster Scrim...

3.13 **General Works Roof...Junction of Gable and Existing Flat roof...**

Provide lead flashing to upstands... flashing Rake out joints to depth of 25mm to stepped horizontal mortar joint. Supply and install Code 4/5 lead flashing... minimum depth 150mm

complete with lead wedges...

Lead Sheet Workmanship...

- i) **Fix lead sheet to timber with copper clout nails to BS1202 Part 2 with annular ring, helical ring or serrated shank or Stainless steel clout nails.**
- ii) **Fix lead sheet to concrete or masonry with brass or stainless steel screws to BS1210 Table 3**
- iii) **Lead clips to be cut from sheets of same code as sheet being secured, each clip with two fastenings not more than 50mm from edge of lead sheet.**

3.14 **General Works Roof... Form 4no Loft Access... Location TBA**

Form loft access... Carefully cut out area of ceiling...750mm x 600mm... (adjust to suit ceiling member spacing / truss locations as required.....)... Provide TSSW trimmers of a depth to match the existing joists plus 25mm... Use 2no wire nails too each trimmer; fixing to achieve 50 mm minimum penetration... Fix 19mm x 125mm PSE lining; butt jointed and nailed to trimmers / members... Provide 13mm x 38mm stops. Cut 20mm blockboard cover to suit opening... Finish with 19mm x 50mm Architrave mitred to corners to suit...

Main Contractor to ensure that trusses manufacturer is aware of need for loft access...

3.15 **General Works Roof... Pipes & Flues**

Allow to adjust and altered any flues/pipes/ discharge systems as they pass though the new roof structure / adjustments to be made in line with manufacturer's recommendations and Building Control requirements...

NEW WINDOWS & DOORS

4.1

External Door DR23 DR22 Dr27 DR42 DR43 DR44 DR54 DR55

Supply and fit Polyester powder coated aluminium single door and screen fully weather sealed with accessible threshold / anti finger trap hinges / door to have minimum clear opening of 900mm / Glazing double glazed 6mm Pilkington Solar control outer pane / argon gas filled cavity with warm edge spacer / Pilkington 6.4mm clear laminated inner pane Target u-value 1.4

Door furniture Satin Stainless steel lever handle with lock plate / Operation Dead/Hook bolt operated from either side by key / Doors to be secure by Design Compliant). (Locking system to be suited throughout house)

Colour White... TBA confirmed prior to order

Main Contractor to supply a “**Declaration of Performance**” from door supplier

Perimeter frame to be clear mastic sealed internally and externally.

(Door Design to suit installation of Paxton Door Entry System later / Separate Contract TBA)

4.2

External Door DR37 DR38 DR52 DR57 DR05

Supply and fit GRP doors as complete systems consisting of doors pre-hung in frames fitted with weathersealing components / fully sealed product impervious to moisture

GRP doors are constructed using two GRP woodgrain skins permanently bonded to a perimeter sub-frame of synthetic material and filled with an insulating polyurethane core. The rigid polyurethane foam core is CFC and HCFC free

Target u-value 0. 6W/m2K 6

Door furniture Satin Stainless steel lever handle with lock plate / Operation Dead/Hook bolt operated from either side by key / Doors to be Secure by Design Compliant). (Locking system to be suited throughout house)

Colour Black Door / White Frame... TBA confirmed prior to order

Main Contractor to supply a “**Declaration of Performance**” from door supplier

Perimeter frame to be clear mastic sealed internally and externally.

(Door Design to suit installation of Paxton Door Entry System later / Separate Contract TBA)

4.3

Supply and fit Polyester powder coated aluminium windows All External windows (replacements and altered) plus internal windows WD23 to WD29

Supply and fit Polyester powder coated aluminium windows / fully weather sealed / Glazing triple glazing panes incorporating 6mm Pilkington Solar control outer pane / argon gas filled cavity / middle pane to suit / argon gas filled cavity / spacer / Pilkington 6.4mm clear laminated inner pane with warm edge spacer / Target u-value 0.8

Window furniture Satin Stainless steel lever lockable handle (to be Secure by Design Compliant).

Colour White... TBA confirmed prior to order

Windows to incorporate hit and miss trickle vents to match window colour

Main Contractor to provide “Declaration of Performance” per unit of all windows

Perimeter frame to be clear mastic sealed internally and externally.

4.4

Window Boards

Supply and fit window boards to suit. ... supply in lengths as whole as possible... fully fixed..... (Bull Nosed & Tonged) Material MDF... made ready for decoration

DECORATING

5.1 The Main Contractor is to redecorate effected areas / colour to match existing main walls

The Main Contractor is to undertake all decorations in accordance with the schedule provided. The Contractor should allow to strip, prepare and paint all surfaces as indicated in the attached schedule.

Repainting The main Contractor is to allow for the amount of preparatory work required on a previously coated surface The whole of the painted surfaces shall be finished in accordance with BS 6150: 2019 Code of Practice for Painting of Buildings (or as amended) and additional requirements quoted. The surfaces coated should exhibit a fair and even surface of constant color, substantially free of brush strokes

Before application, ensure that all materials are from the same batch. If mixed batch tins are purchased they should be 'boxed' to avoid potential color variation. 'Boxing' requires the mixing together of the different batches in a larger container to ensure consistency of color. Color variation can occur when purchasing a color for a project from a variety of sources rather than from one source and/or location. The risk of color variation, can be reduced by taking the following action: (a) Avoid using a mixture of ready mixed color and in store tinted color (b) Avoid using a variety of batch numbers whether ready mixed or in store tinted. For the purpose of in store tinted color a batch is considered to be materials tinted on one machine at the same time. (c) Purchase sufficient material for the project at one time from the same source of supply tinted on the same tinting machine. Where this is not appropriate due to storage restrictions, the supplying merchant may be able to store sufficient quantities in store for call off when required. It is good working practice to hold back sufficient original material to 'touch up' any areas of damage to the paint film prior to completion. With some paints and / or colors, especially products with mid or high sheen and / or deep colors, it may be necessary to recoat the whole area to avoid noticeable differences in film appearance for example under acute lighting conditions

All materials used must comply with the appropriate British Standard. All paints delivered on site must be in sealed containers, as received from the makers with no labels obscured. The paint must be used without adulteration, and in strict accordance with the instructions of the maker.

The work quality, materials, applications and finish must comply with BS 6150 1982

The Main Contractor shall undertake all preparation works before the application of emulsions, primers and paints. This will include, that all surfaces that are due to be decorated are cleaned and free from dirt, dust, grease, oil or other deleterious matter.

Remove all blistered, poorly adhering or otherwise defective coatings, powdery and friable surface coatings should be completely removed by scapping, brushing and washing. Allow the surface to fully dry before proceeding. Rub down areas to sound areas to produce the necessary key for good adhesion and feather broken edges of existing coatings Dust Off

If the surface remains powdery and friable, then seal with suitable stain block/primer

Make good cracks, holes, and other imperfections with Polycell Trade Easy Sand Filler... Allow for making good. Rub down smooth to match surrounding area and dust off

All works shall be in strict accordance with the manufactures instructions and specifications. The method and application of paint shall be sufficient to give solid cover in the number of coats specified.

Painting is not to take place when other operations are occurring, it is to be done in isolation.

Painting is only to be carried out when the surfaces are completely free of moisture. No external painting is to take place when it is damp (foggy); or in temperatures of less than 5 degC.

The Main Contractor is to organise sample areas of decorating before undertaking the whole decorating works, to allow the employer to confirm the decorating specification.

ELECTRICAL FITTINGS...

6.1 Adjust any electric fittings impacted by the roof works

Allow to adjust and Make good any electric fittings impacted by the roof works

6.2 PV Panels

Supply and fit Viridian Clearline PV16 solar panels / 82mm thin / fit over tile battens integrate to building M & E

Array TBA (tender based on drawing)

Viridian Solar, Atlas Building, 68 Stirling Way, Papworth, Cambridge CB23 3GY 01480 831 501
www.viridiansolar.co.uk

6.3 Loft Space Lights

Supply and fit 4no Light fittings to loft void / Location TBA / Ceiling Rose / Fused switch / Crabtree fittings / White

All electrical installation work shall conform to BS7671:2018(as amended) and be certified under the Kitemark or equivalent scheme as complying with Part P of the Building Regulations (England and Wales) where relevant.

All works to comply with current IEE regulations and BS 7671... 2018 Requirements of Electrical Installation...

The Main Contractor is to alter amend the existing Electrical system to accommodate the new works... remove all obsolete wiring and simplify the system as required... allow for all accommodation works and for all making good..

All electrical works to be designed, installed, inspected and tested by a person "Competent to do so". And who is registered with one of the Part P self-certification scheme listed in Schedule 2A and who can provide a certificate to the occupier and the local authority

Documentation... At completion of Electrical Works the Main Contractor shall hand over to the Employer

The Main Contractor to provide

- i) Copies of the test certificate...
- ii) Copies of the manufacturers operating and maintenance instructions for all equipment and controls.
- iii) An as installed drawing showing locations of all circuits and operating controls.

GENERAL CONDITIONS

All materials are to be used in accordance with manufactures instructions... All building works are to be carried out in accordance with and incorporating good building practices and in strict accordance with the relevant British Standards; Codes of Practice and Building Regulations.... Plus any recommendations made by the Local Authority Building Inspector... This drawing is based on information collected by a visual survey of the existing site... No exploratory works have been undertaken...

The Main Contractor is to allow for all reasonable works required to complete this project....

CONTINGENCY

- 7.1 Items of work that are not mentioned in this specification, and that are not covered by clause M8 & M10 of the General Preliminaries shall be taken out of the Congency Sum.

Contingency...

£50 000.00