

**TRELICK TOWER CLUB ROOM
REFURBISHMENT**

**L10 / 350
STEEL WINDOW RESTORATION SPECIFICATION**

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240623

Revision	Date	Author	Comment
-	240623	JP	-
T1	240707	JP	Issued for Tender - NOT FOR CONSTRUCTION

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Selection of Subcontractors

- Works to be carried out by suitably qualified conservation contractor
 - Eg. <https://www.dorothearestorations.com>
- Full accreditation of contractor / sub-contractor to be submitted with Tender returns

Site work - removal

- Windows to be removed for restoration off site. Steel windows cannot be effectively restored on site and proposals for onsite restoration will not be accepted.
 - Contractor to submit method statement
- Structural opening to be fully made good and any issues reported to the contract administrator as soon as practicable

Offsite Work

- Windows to be numbered and tagged according to its components prior to breaking down
- Window coatings to be carefully checked for any ACM or Heavy Metal (e.g. Lead) containing coatings in specifically contained areas and any contaminations to be removed.
 - Contractor to submit method statement
- Stripping
 - All existing coatings to be removed from the window frames using a method statement provided by the contractor for approval by the Contract Administrator.
 - If abrasive methods are used for the removal of coatings, the least aggressive media and lowest pressure is to be used for blasting to achieve removal of all coatings.
 - Deeper, but nonstructural, losses should be raked out as thoroughly as possible, then primed and filled with a suitable metal filler before repainting
 - After stripping, any structural defects found that will affect the integrity of the window are to be reported to the Contract Administrator and a method of replacement agreed - likely through the manufacture of new cast steel replacement sections to match.
- Coatings
 - Primer: Zinc epoxy primer
 - Intermediate: epoxy mid coating
 - Final coating: epoxy final coating - RAL colour TBC
- Glazing
 - All glazing units to be replaced with new units commensurate in look and colour with glazing elsewhere in the building
 - Contractor to submit proposals of the glass for matching on site with thermally upgraded glazing so far as reasonably possible without compromising the original integrity or character of the frames.
- Beading
 - All steel beading restored and retained as per frames
- Setting Blocks, mastics, putties and tapes.
 - To be renewed with contemporary types.
 - Contractor to submit proposals
- Sills and metal pressings
 - Where present to be restored in a manner commensurate with restoration of frames
- Hardware
 - All existing hardware to be restored offsite and reinstated to original locations and restored in a manner commensurate with the frames.

Site work - Transportation

- Delivered window units to be fully wrapped, packed, crated and stored in a safe area and only unpacked immediately prior to installation.

Site work - Installation

- All damage to windows on installation : to be minimised, made good by hand, with due care to be taken to protective undercoating
- Windows to be installed in a proper sequence according to window number
- Hoisting / offering up : Contractor to submit method statement
- Weather sealing:
 - Contractor to submit proposals for seals to ensure proper airtightness and protection from the elements.
- Final fixture after sealing to be re-fixed with renewed corrosion resistant mechanical fixings in the original locations.
 - Contractor to submit specification of fixings for approval by the Contract Administrator
- Final sealing methodology to be submitted to the Contract Administrator for approval.