

LAMBETH COUNCIL - Replacement of roof covering and replacement of 5 number box sash windows to top floor flat.					
No.	ITEM DESCRIPTION	Unit	Quantity	Rate	Amount (£)
<b>1.00 Preliminaries</b>					
1.01	The Contractor shall note that the form of Contract to be used to administer the works will be the: <b>JCT Intermediate Building Contract with Contractor's Design 2011: (ICD)</b> . All Contract Conditions shall apply, and a Contract will be signed prior to commencing the Works, or a Letter of Intent will be issued following agreement from the Council's procurement team.	Item	1		
1.02	Construction (Design and Management) Regulations 2015 will be applicable to all the works, and the Contractor will act as Principal Designer and Main Contractor. There will be design responsibilities in terms of bathroom layouts, and the Contractor is expected to take full responsibility for this under the terms of the Contract, and in relation to the CDM Regulations 2015.	Item	1		
1.03	Constructor will be required to provide: Working Site Manager, Design co-ordination in line with the Contract, Resident Liaison Officer where necessary, welfare facilities, waste segregation skips at the site of the works and container storage within main compound area to support 'just in time delivery' of materials to the site.	Item	1		
1.04	Material deliveries shall be delivered to site from a central storage compound, on a 'just in time basis' to minimise on site storage requirements. Crew vehicles shall be provided for moving staff. A professional clean team shall be provided when the works are completed. Saturday working if required shall be at no additional cost and agreed with the CA prior.	Item	1		
1.05	Works contractor to provide all necessary materials, management and skilled & unskilled labour to complete the works. Site support – full time manager to be provided to ensure the works are managed and delivered.	Item	1		
1.06	Works contractors to provide all necessary protection to working areas within dwellings and its surrounding areas including communal and public access routes and areas of use.	Item	1		
1.07	Under no circumstance must asbestos or asbestos based material be used or unnecessarily disturbed. Apart from the areas in which it is being removed as part of the main works.	Item	1		
1.08	Contractor to allow for carrying out asbestos surveys to all dwellings prior to the works, and providing the Client with a copy of all applicable documents to enable system updates.	Item	1		
1.09	Constructor needs to consider and take due care as adjacent properties are occupied, therefore works can only take place during designated time 8.00am to 17.00pm Monday to Friday with some minor works being undertaken on a Saturday morning with the prior agreement on the CA.	Item	1		
1.11	On-Site contingency "first aid kit". This is to provide contingency for any unforeseen errors that would otherwise inconvenience the programme .	Item	1		
1.12	Where significant items of plant are required, such as lifting equipment, contractor to allow for this.	Item	1		
1.13	All works to be in accordance with structural diagram provided and at the direction of the authorising officer.	Item	1		
1.14	The contractor is to provide in advance of the works, a written method statement and sequencing plan which details how the works will be executed and phased.	Item	1		
<b>2.00 Preamble</b>					
2.01	It is intended that all prices will include the following: 1) Receipt Order from Client 2) Contact details for the occupied dwelling. 3) Asbestos survey to all working areas 4) Provide method statement 5) Provide details of the contractors, Asbestos license and insurance 6) Agree commencement date for the works 7) Attend pre contract commencement meeting 8) Refer to Client for Client approval before ordering materials 9) Provide residents with a time of works 10) Commence works and complete 11) Carry out resident satisfaction survey on completion of the works	Item	1		
2.02	All Works to be completed within 30 days of commencement	Item	1		
<b>3.00 Payment</b>					
3.01	Payment shall only be made on completion of works and sign off by CA	Item	1		
3.02	Materials on site will not be allowed in any valuation.	Item	1		
<b>Section 4</b>					
4.01	Works contractors are to ensure public rights of way are kept clean and tidy at all times during the course of the works.	Item	1		
<b>Section 5 Materials and workmanship</b>					
5.01	All workmanship and supply of materials shall comply with all current codes of practices and any relevant BS standards, Building Regulations and Health and Safety regulations and manufacturers guidance. Local labour to be used where possible.	Item	1		
5.03	All cut roof timbers to be structural c24 grade	Item	1		
<b>Section 6 The Works</b>					
6.01	Allow for alterations to existing scaffolding, carefully strip off existing roof slates battens and underfelt and remove from site. Note slates known to contain asbestos materials must be disposed of in accordance with the control of asbestos working regulations 1994 as amended, treat all loft insulation as contaminated waste and dispose of accordingly.	Item	1		
6.02	Carefully examine and remove burnt and charred timbers from roof structure ensuring roof integrity remains at all times, replace damaged and burnt timbers with c24 grade timber cut and installed as existing, ensuring no smoked logged timbers remain, to include rafters, purlings, battens etc. removed existing zinc / lead soakers flashings, aprons, cheeks, drip edges etc and replace in similar approved materials in accordance with the manufacturers instructions, and at the guidance of the CA.	Item	1		
6.03	Following the replacement of cut roof timbers, <b>lay tyvec breather felt membrane</b> to rafters and timber batten out to receive and install slate roof covering and reinstatement step flashing aprons soakers, dormer cheeks etc and install replacement existing guttering and fixings clips. <b>Note new slates to be Marley Eternite or ThruStone Fibre Cement (non asbestos) or similar approved. roof and guttering to be water tested in the presence of the CA prior to the removal of any scaffolding.</b> Note Existing scaffolding will need the consent of the scaffolding contractors details can be provided by the CA upon the request.	Item	1		
6.04	Carefully remove existing damaged box frames and sliding sash windows, and carefully measure, manufacture and install 5 number box frame sliding sash windows to front elevation of property as directed by the CA, 3 number are to the lounge, and 2 number to the roof dormer front and flank elevation, new timber windows are to match existing fenestration with single glazed 4mm float glass including all fixings, noggins wedges pulleys cords and ironmongery, internally treated and primed externally undercoated and glossed in white. <b>Note: All external works are to be inspected and tested prior to the removal of Scaffolding.</b>	Item	1		
6.05	Windows to have external hard wood seals with entire box frame installed into existing reveal with frame pointed externally and adequately fixed sliding sashes to be pre fitted with weather tight draft seal, ironmongery to be chrome plated finish, damaged and missing pointing to be racked and re pointed to match existing around window opening to front elevation.	Item	1		
6.06	Contractor to allow for asbestos and general debris skips and the required road permits from the local authority to site, including lighting <b>Note: Allowance for a licenced asbestos removal contractor needs to be included.</b>	Item	1		
6.07	Contractor is to provide means of temporary lighting and form of power supply to enable the works.	Item	1		
6.08	Site to be left clear of builder debris on completion of works, Contract must ensure site is kept secure	Item	1		
7.00	Contingency	Item	1		
7.01	Allow contingency sum of <b>£2000.00</b> at the entire discretion of the CA, for measured and agreed works only	Item	1	<b>£2,000.00</b>	