Schedule of specific works items

External façade and Roof Repairs
152-162 Mare Street
Hackney
London
E8 3RD

For

Mr Jacob Fekete
115 Craven Park Road
London
N15 6BL
Oct 2018
Revision:

Prepared by
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Ref: CUBED/ Jobs / CPA0707/ Schedule of work
Schedule of Work

External façade and roof repairs – 152 – 162 Mare Street, London

1.0 General Items

Scope of work and Introduction

The contractor is expected to price this document and submit this as a priced breakdown of the works described herein.

Any qualifications should be brought to the attention of the supervising officer before costs and tenders are submitted.

Variations to this contract will only be accepted in writing, priced in advance, and approved by the supervising officer or client. No variation to this specification will be accepted unless pre-approved.

1.1 The project is to complete facade and roof repairs of the retail units and residential apartments building known as 152 – 162 Mare Street, London, which have become apparent and as are evidenced in the schedule of condition prepared by CUBED Property Advisors Limited:

- Repoint damaged brickwork;
- Complete render repairs to the façade
- Complete concrete cracking repairs;
- Complete corroding lintel repairs;
- Complete general roof repairs;
- Complete aluminium window repairs;
- Redecorate the facades;
- Redecorate the external steel work to the rear;
- Complete asphalt repairs to the balconies.
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The property is a three storey retail and residential building within a street scene of similar commercial properties within a main arterial road and business and retail district of London. The property holds a prominent corner site location and sits on a main arterial hub and junction on Mare Street the A107 and on the junction with Well Street A106.

The property is most likely to have been originally built as a mixed retail and residential building. The property appears to date from around the interwar years. There are various retail units on the ground floor with residential apartments on the first and second floor. Access to the apartments is from the back of the property.

The property is set over ground, first and second floors. There are steel stairs leading to asphalt covered, concrete and steel walkways to the apartments to the rear.

Access to retail units is off Mare and Well Streets and the public pathways. There is a small rear yard for goods delivery and access to the apartments.

The site is bounded by Mare Street to the North West and Wells Street to the South and Western Walk to the rear. The Mare and Wells Street parade elevations are the prominent elevations and as such this forms the main front and side elevations. The rear elevation is hidden from the road and is contained within a small side road. Access to the rear is very limited and is contained in built up adjoining properties.

There is busy footfall and traffic in and around the property.

The building is formed in the main with masonry solid clay brickwork, this brickwork is rendered in part to provide a feature only but there are concrete balconies and plinths that are also rendered.

The roof is formed in timber with a mansard style arrangement with apartments formed in the roof with dormer style windows. The roof is covered in natural and artificial slates to the pitches to the mansards and with a flat top covered in built up bitumen felts systems. There is asphalt to the balconies and string courses.

The windows are aluminium "crittall" style double glazed in the most part. The apartment access doors are a mix of timber and modern plastic. The shop windows and doors, together with the main entrance doors to the retail units are formed in aluminium and are modern.
There is a small access yard to the rear which primarily serves as a loading area for the shops.

To the rear there are concrete and asphalt covered balconies and walkways providing access to the apartments from steel external stairs.

There are no external areas or parking at the site.

The contractor is to be mindful of the intention of the contract, the nature of the works and the requirement to complete the works in a safe and workmanlike manner.

The contractor should also be mindful of the unique nature of the works; the currently occupied buildings by staff and visitors; the busy activity around the property as occupants come and go and the inherent risks associated with working in and around the occupied building, other local businesses, commuters, shoppers, shops and the limitations of safe working practices, noise and nuisance.

There are public rights of way around the property and any works or access equipment must bear this in mind and provide safe working conditions for all staff and protect the public.

The contractor must bear in mind that the tenderer is to price for all of the essential façade repairs including isolated roof repairs, internal repairs, services repairs, testing, commissioning and decoration should these be relevant. The site should be left clean on completion and all waste removed.

The contractor must price to phase the works to ensure that risks of damage from wet weather are removed such that any areas of structure opened up can be weather protected quickly should adverse weather be experienced.

All materials and workmanship are to be of the standard expected and intended (and as specified, and to modern standards and good working practice) to procure the scheme.

The scope of works will included (but not exclusively) the following works:

- Erect full scaffold as required to the perimeter of the damaged façade and roof, (that is the front elevation and the side elevations and part rear) to provide safe
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working to all areas of the facades affected. The contractor must submit with their tender details of how safe high level access is to be achieved;

• Erect scaffold to provide roof protection for the roof repair works. To the rear where roof repairs are required the contract may use roof edge protection barriers if these are safely designed and appropriate;
• Submit with tender proposals for site compound and welfare facilities including toilet and hot and cold running water;
• Investigate nature of cracking in render
• Investigate and repair the lintel cracks;
• Complete render repairs;
• Complete general roof repairs;
• Complete repairs aluminium windows;
• Complete the repairs to the brickwork;
• Redecorate the facades;
• Redecorate the external steel work to the rear;
• Complete asphalt repairs to the balconies.

1.2 General matters

1.3 Each item is deemed to include for the supply of all materials, labour and plant required, unless already allowed for in the previous sections of the specification.

1.4 The following schedule is to be used for showing the breakdown of the tender figure accordingly.

You need to be mindful of the workmanship clauses and any provisional sums contained therein when totalling your price.

1.5 The contractor is expected to attend site in order to prepare the tender price and is responsible for his own on-site measurements.

1.6 The Schedule of works is to be read in conjunction with the Preliminaries and Trade Preambles.

1.7 The tender drawings are: There are no tender drawings.
1.8 Each section and each individual item is to be priced separately but totalled in the collection page to form an overall price in the tender submission.

1.9 Prior to pricing any item within the schedule the Contractor is to fully and certainly ascertain the extent of the works and any local features and factors of construction, which affect the nature of works described. During the tender stage should any discrepancies come to light the Contractor is to inform the Contract Administrator or request clarification.

1.10 The contractor is to include for all necessary temporary scaffolding, temporary towers, cherry picker access and roof edge protection for the proper execution of the works. The contractor shall advise during their tender submission of the philosophy of the safe access provision.

All scaffolding and high level protection to be undertaken strictly in accordance with The Construction (Health, Safety and Welfare) Regulations 1996, The Construction (design and management) regulations 2015 (CDM), Work at height regulations 2005, HSE Guidance publications, BS 5973, BS 5974 etc. All Scaffolding work must be accredited by CITB / NASC and handover certificates and regular inspection reports provided.

The scaffolding is to be designed appropriately and constructed to provide a safe working areas and fall protection and safe access and egress to the work areas.

*Scaffolding must be erected immediately before works commence and unused scaffold will not be acceptable.*

*Scaffolding must be immediately dismantled once the work is complete and unused scaffold will not be acceptable.*

*Main contractor to arrange and pay for any scaffold licences and permissions required through the local authority highways department.*

*Scaffold design must take into account the building is open for business and is trading.*

*Signage will be required for businesses OPEN AS NORMAL.*

1.11 Contractor is to make safe all site areas providing safety fencing/barriers and signage to the perimeter of the working area as necessary to make the site safe.
The contractor must barrier off the work area from access by the public and provide appropriate warning signs etc.

*The work being in phases shall be enclosed with “heras” fencing to protect the public and occupants from the work areas.*

Access and egress areas to the scaffolding shall be partitioned off from the public.

Any Working platforms shall be fully boarded with toe boards and edge protection to minimize falling debris. Debris netting shall be provided if it is deemed necessary over the front entrance doors to the apartments.

The contractor is to take all necessary precautions to ensure that the building and site remain secure during the course of the contract.

Any scaffold access ladders shall be removed each night to ensure that the scaffolding cannot be accessed after hours and the ladder arrangement should be such as to not encourage easy access.

If using cherry pickers or towers the same principals apply and these should have a barrier erected.

1.13 The main contractor is to include for making good all internal, external finishes damaged during the works or access, and landscaped disturbed surfaces, arising during the course of this contract, throughout the building and site areas.

1.14 The main contractor is responsible for the safekeeping of all materials and fittings to be set aside for reinstatement.

1.15 The Contractor is to allow for all necessary welfare facilities and secure storage facilities etc, during the course of the contract. Location of contractor’s storage and welfare facilities will need to be moveable as the work progresses across the canal.

1.16 All debris arising from the works is to be cleared away as it arises and not stored on site. There will be an allocated space for skips. This area also needs to be secured by “heras” fencing.
Contractor to visit site, investigate all areas of proposed works, and consider access arrangements to enable works to proceed diligently and without interruption.

The main contractor is to be considerate and mindful of the adjoining residential occupiers and to ensure that the access road, car park and access to the building is kept clear and is maintained free of obstructions.

Noisy operations are to be confined to the hours of 8:00am and 5:00pm weekdays.

Weekend working is NOT permitted and in exceptional circumstances will ONLY permitted with written prior approval but must be avoided to ensure that the occupants have quiet enjoyment of the residential space for the weekends.

It is understood that the CDM regulations will apply. The main contractor should be mindful of all Health and Safety legislation, safe working practice and plan and execute the works in a professional competent manner. The main contractor is to provide clear method statements for work process to show that safe methods of working have been considered and planned.

The following is key legislation which will apply:

- The Construction [Design & Management] Regulations 2015
- Health & Safety Work etc Act 1974
- Management of Health & Safety Work Regulations 1999
- COSHH Regulations 2002
- Control of Asbestos Regulations 2012

Method Statements to be forwarded in advance of the above work commencing, to the appointed CDM Co-ordinator for approval.

Breaches in Health and Safety will result in determination of the contract.

The main contractor is expected to prepare a programme of work prior to commencement, to revise and amend as the work requires, and to submit the same to the contract administrator immediately that the project programme is altered.

The main contractor is expected to appoint and manage all of his/her sub contractors in a domestic sub contract arrangement. Sub contracts will be appointed by the main
contractor using standard JCT form. A copy of the domestic sub contract form duly signed and complete is to be provided to the CA before work commences. The value can be blacked out for confidentiality but we need to be comforted that all contracts are true and legitimate.

The main contractor is to liaise with all of his/her subcontractors to ensure that all welfare, power, lighting and waste removals are accommodated for each trade.

1.21 The main contractor is required to clean the site each day and leave the site in a tidy orderly manner each day. It is essential from a Health and safety and byway of good management of the site that all debris and waste are removed to the skip immediately that they are evident.

1.22 The contractor is to procure a simple sheathing ply site signboard at the front of the site and display the appropriate H and S notices.

1.23 *Paperless documentation*

CUBED Property operate a paperless office system, and as such, all documents and drawings will be issued digitally.

For site, the contractor is to make allowance for printing their own drawings/specifications none will be issued in paper form.

1.24 **THE FOLLOWING SITE RULES WILL APPLY**

- Personal mobile phones are banned;
- Smoking is banned within the perimeter of the site and smoking within ”working hours” is prohibited;
- Personal radios are banned;
- Foul and bad language is prohibited;
- All operatives to carry photographic identification;
- Any form of sexual intimidation of the public from the site operative will result in that site operative being excluded from the site;
- Offensive material and picture will not be allowed on site or in site cabins;
- LITTERING BY WORK STAFF WILL RESULT IN AN INSTANT REMOVAL OF ALL OFFENDING OPERATIVES FROM SITE.
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**THESE RULES WILL BE STRICTLY APPLIED AND ANY BREACH WILL RESULT IN EXCLUSION AND POSSIBLY DETERMINATION OF THIS CONTRACT.**

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1.25 A suitable fire management system and policy is required for the site.

### 2.0 Roof repairs

2.1 The pitched mansard style roof slopes could not be accessed fully during the survey as no safe access was possible to the roof without the benefit of a scaffold.

The contractor is to allow for providing access for the supervising officer to complete a further inspection and to allocate additional works as part of the expenditure of the provisional sums.

Provide attendance by a roofing and tiling contractor to the survey and allow for some reporting of defects.

2.2 Make an allowance to take off defective lead flashings and complete repairs after the roof survey is complete but allow for taking out 20lm of defective lead and renewing this. Subject to approval by the supervising officer.

Take off defective flashings and cart from site. Rake out to a minimum depth of 25mm mortar bed joints and prepare joints to receive new lead flashings. Fix code 4 lead flashings and lead wedges and repoint in a neat weather struck joint cement lime sand mortar beds. Mortar to be 1:3:6 cement lime sand and no stronger.

Flashings from 300mm lead with minimum 150mm lap to roof and 150mm upstands.

Allow for reworking soakers as necessary.

2.3 Allow for cleaning out the gutters generally and lead gutters to the main roof and wash through. Leave running and free. Remove all debris and silt from site.

2.4 Allow to take off the rotten fascias to the dormer windows and cart from site. Allow to install new softwood fascias to match the existing and leave ready for redecoration.

Allow to lift the lead drip flashing to enable this work. Allow for some attendance to the felt roofing so that it is reinstated fully.
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<td><strong>2.5</strong></td>
<td>Allow for repairs to cracked render to the back side of the parapets, parapet caps where the asphalt has failed and front elevation brickwork protrusions.</td>
<td>UNIT</td>
<td>QTY</td>
<td>£ p</td>
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<td></td>
<td>Carefully hack off the render complete to all parapets and cart all waste from site.</td>
<td>m²</td>
<td>30</td>
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<td></td>
<td>Prepare walls, rake out brickwork to provide a key for new render. Fix and install new bell cast, angle and stop beads in white plastic secured using plug and stainless steel screws.</td>
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<td>Supply and lay new render 4:1 render sand to cement. Allow for scratch coat and two top coats to complete the work. Allow for feathering edges to finish flush with retained areas and to neatly match and patch the repaired areas. Render to be finished with a smooth sponged finish.</td>
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<td></td>
<td>To the brick on edge parapet capping, allow for cleaning off the bricks of moss with a soft light wash. Rake out pointing that is damaged and repoint in 1:1:6 cement: lime: sand.</td>
<td>Lm</td>
<td>30</td>
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<tr>
<td><strong>2.6</strong></td>
<td>Allow for re-fixing and replacing slipped, loose and broken/missing slates. Allowance subject to review and roof survey once the scaffolding is erected. Artificial slate/tiles to match the existing.</td>
<td>Nr</td>
<td>12</td>
<td></td>
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<td></td>
<td>Take out damaged slates and insert new by temporary lifting adjacent slates and fixing using secret fix tingles. Hall Hook Slate Repair Fixings.</td>
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<td><strong>2.7</strong></td>
<td>To the dormer windows there are several double glazed panes that have &quot;blown&quot;. Allow for replacing these.</td>
<td>Nr</td>
<td>10</td>
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<td><strong>2.8</strong></td>
<td>To the balcony or strings to the front elevation and the rear stair steps and balcony walkways the asphalt is beyond repair and is spilt, cracked and leaking.</td>
<td>Renew complete</td>
<td>1</td>
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<td>These asphalted areas should be removed carefully complete and allow for new asphalt toppings to all areas.</td>
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<td>Carefully lift all associated lead flashings and fittings to facilitate the works.</td>
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<tr>
<td></td>
<td>Carefully cut back the asphalt and scrape back and remove all from site. Prepare the decks to receive new asphalt toppings.</td>
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The asphalt roof repairs should be completed by a specialist mastic asphalt contractor.

Typical asphalt damage

All renewal works are to be in accordance with the recommendations of the Mastic Asphalt Council and British Standard BS 6925: 1988 (limestone aggregate), BS 6577: 1985 (natural rock asphalt) and BS 8218: 1998.

The intention of work should be to restore the asphalt to its original condition and ensure its continuing performance. All renewal work should therefore be carried out using materials, accessories and standard of workmanship comparable with the original installation.

The general purpose of the works is to "RENEW" the roof coverings complete.

The general philosophy of the mastic asphalt repairs is as follows, and should be adhered to at all times:

- Defective areas should be carefully removed. This should include cutting back the asphalt and scraping back the coating and carting from site all waste.

- Where the asphalt is to be removed adjacent to the asphalt retained, it is important to remove the asphalt using the hot poultice method mentioned above, to soften the
asphalt before removal. The retained asphalt should NOT be damaged by heavy impact or demolition. Asphalt can crack under load and any impact using demolition tools will result in hairline fractures to the retained asphalt, which will leak. The use of a forced flow hot air torch, or the controlled use of a gas gun may be acceptable for specific requirements. In the case of the latter, extreme care should be taken to avoid contact between the naked flame and the mastic asphalt.

- Where the asphalt to be removed complete, it can be taken off using hammers and breakers only where retained asphalt is unaffected by the work.

- All work to the mastic asphalt is to be completed in accordance with the roofing technical guide as published by the Mastic Asphalt Council.

- The surfaces should be prepared ready to receive new asphalt. Surfaces to which mastic asphalt is to be applied should be installed or prepared to a true and even surface free from irregularities such as abrupt changes in levels, hollows, ridges, dips, concrete, mortar or plaster droppings. The specification should, therefore, enable the asphalt to be supplied to a reasonably uniform thickness. Fill all imperfections with sand cement mortar fills.

- All materials should provide a substantial and continuous support to the mastic asphalt roofing and should be able to sustain the loads imposed by traffic both during and after roofing operations.

- Any substrate to receive mastic asphalt roofing should be reasonably dry, even, free of dust, laitance, grease, dirt, projecting nail heads, sharp arrisses or holes.

- Movement joints shall be incorporated at building junctions and connections generally and these shall be formed as 10mm joints fully sealed with inert filler and 2 part gun applied specialist high performance mastics.

- The falls should normally be provided in the base on which the roof covering is to be laid. To ensure adequate drainage, allowance should be made for normal construction tolerances and deflections in order to achieve a minimum finished fall of 1:80. Particular attention should be paid to areas subject to pedestrian traffic such as access balconies. Water shedding shall be to the outer edges.
When mastic asphalt is applied to vertical and sloping surfaces, including skirtings and upstands to the steps and brickwork abutments against brickwork, stone or concrete, the top of the mastic asphalt shall be tucked into a continuous chase of 25mm x 25mm formed in the structure and its exposed part should be formed with a splay to shed rainwater, or continued horizontally to form a mastic asphalt capping.

Mastic asphalt will not adhere satisfactorily to vertical and steeply sloping surfaces unless such surfaces afford an adequate key. Allow for forming a key.

Any provision required to control interstitial condensation within the roof should be determined as recommended in BS 6229:1982 but with calculation method modified to conform to BS 5250:1989 (1995).

The number of coats should be appropriate to the waterproofing requirements and traffic conditions of the roof. When laid to falls of 1:80 or greater mastic asphalt roofing is laid in two coats to a thickness of 20mm, all in accordance with BS 8218:1998.

Where falls are less than 1:80 or a 'buried' specification is required, three layers of mastic asphalt to a total thickness of 30mm should be applied.

On horizontal surfaces up to and including 10° pitch the mastic asphalt should be laid in two coats to a thickness of 20mm on a separating membrane of sheathing felt.

On sloping and vertical surfaces over 10° pitch the mastic asphalt should be laid in three coats to a thickness of 20mm without a separating membrane.

On sloping and vertical surfaces of timber or lightweight concrete the mastic asphalt should be laid in three coats to a thickness of 20mm on expanded metal lathing over a separating membrane of sheathing felt.

When mastic asphalt is applied to vertical and sloping surfaces, including skirtings, and upstands against brickwork, stone or concrete, the top of the mastic asphalt shall be tucked into a continuous chase of 25mm x 25mm formed in the structure and its exposed part should be formed with a splay to shed rainwater, or continued horizontally to form a mastic asphalt capping.
• Fillets should be formed with a solid angle of roofing grade mastic asphalt, in two coats, with a minimum of 40mm on the face, at approximately 45°.
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To the parapets there are sections of broken and spalled masonry and more may be exposed when the render is removed. Allow for cutting out spalled and damaged bricks and piecing in new before the parapets are re-rendered as above. Allow for a brick match.

**Masonry structural repairs**

There are isolated areas of damaged and aged pointing; this is in patches and in the main to the area of brickwork above the string course caused by splashing back water from the string. Allow to rake out and repoint patches to the front side and rear elevations.

Allow for attendance with the CA to inspect and record and agree areas to be repointed. Carefully rake out all defective pointing to all areas highlighted to the elevations to a minimum depth of 25mm using a stone grinding tool but taking extreme care to protect the bricks from damage. Wash out the joints using clean water to prepare the bed for the new pointing. Repoint using pointing bar and trowels pushing new mortar deep and fully into the joint. New mortar to be 1:3:6 cement lime sand, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing.

3.2 Allow to wash down using a soft brush and clean water with a light detergent, all of the brickwork to the front, side and rear elevations including the decorative pediments and string courses.

3.3 Remove weeds growing from the pediments, parapets and string courses. Wash down all moss staining.

3.4 Top the string courses to the front elevation and the pilasters and stall risers to the retain units, the render is cracked and delaminated.

Hack off all the render complete and renew. Prepare walls, rake out brickwork to provide a key for new render. Fix and install new bell cast, angle and stop beads in white plastic secured using plug and stainless steel screws.
Supply and lay new render 4:1 render sand to cement. Allow for scratch coat and two top coats to complete the work. Allow for feathering edges to finish flush with retained areas and to neatly match and patch the repaired areas. Render to be finished with a smooth sponged finish. Render to be left unpainted.

To the lintels above the first floor windows there are cracks evidence which appear to be as a result of the lifting of the brickwork which is caused by lintel steel corrosion.

Allow for cutting back all brickwork to facilitate the removal and replacing of these lintels.

Cut back bricks, set aside where possible and take out the lintels complete and dispose off site. Allow for needle props to the brickwork above to facilitate the works.

Supply and install new Catnic or IG lintels to then appropriate size and wall width. Allow for damp proof course above lintels and weep holes as necessary.

Reform the brickwork in brickwork to match the exiting and repoint to match in sand : lime: cement mortar as earlier.

To enable this work it is expected that some of the render will be damaged and you will need to allow for some reinstatement and patching as above.
### Lintel corrosion lifting and cracking the brickwork

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3.6 Allow for removing the redundant fixings and brackets to the front elevation, which have been left behind by redundant signs.
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Allow for reconciling, tracing back and removing safely all redundant cabling to the front elevation.

### 4.0 Concrete string repairs

4.1 To the front elevation, there are concrete string courses and these appear to be suffering from some concrete corrosion.

To the rear deck walkways there are areas of concrete damage.

*Concrete damage to the walkways*
Concrete damage

Carry out hammer test to the areas of the cracking and establish the extent of the delamination.

Break out all damaged and delaminated concrete. Clean surfaces and treat any exposed steel reinforcement with rust inhibitor.
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Carry out concrete repair using Renderoc HB by Fosroc

Fosroc Limited
Drayton Manor Business Park
Coleshill Road, Tamworth,
Staffordshire B78 3XN. UK

All work to be in accordance with the manufacturers instructions:

**Application instructions**

**Preparation**

Saw cut the edges of the repair to a depth of at least 10 mm to provide a square edge.

Break out the complete repair area to a minimum depth of 10 mm up to the sawn edge.

Clean the surface and remove any dust, unsound or contaminated material, plaster, oil, paint, grease, corrosion deposits or algae. Where breaking out is not required, roughen the surface and remove any laitance by light scabbling or abrasive-blasting. Oil and grease deposits should be removed by steam cleaning, detergent scrubbing or the use of a proprietary degreaser. The effectiveness of decontamination should then be assessed by a pull-off test.

Expose fully any corroded steel in the repair area and remove all loose scale and corrosion deposits.

Steel should be cleaned to a bright condition paying particular attention to the back of exposed steel bars. Abrasive-blasting is recommended for this process.

**Reinforcing steel priming**

Apply one full coat of Nitoprime Zincrich Plus and allow to dry before continuing. If any doubt exists about having achieved an unbroken coating, a second application should be made and, again, allowed to dry before continuing.

**Concrete Priming**

The concrete substrate should be saturated surface dry immediately before the application of the primer i.e. it should be thoroughly saturated with clean water and any residual surface water removed prior to applying Nitobond HAR.
Under severe drying conditions repeated soaking may be necessary to ensure the substrate is still saturated at the time of application of the primer. Scrub Nitobond HAR into the surface.

Renderoc HB can be applied as soon as the primer becomes tacky. If the Nitobond HAR is too wet, overhead and vertical build-up of the Renderoc HB may be difficult.

In exceptional circumstances, e.g. where a substrate/repair barrier is required or where the substrate is water immersed or likely to remain permanently damp, Nitobond EP bonding aid should be used.

**Application**
Exposed steel reinforcing bars should be firmly secured to prevent movement during application. Apply the mixed Renderoc HB by gloved hand or trowel, thoroughly compacting onto the primed substrate and around exposed reinforcement.

**Finishing**
Renderoc HB is finished by striking off with a straight edge and closing with a steel float. Wooden or plastic floats, or damp sponges, may be used to achieve the desired surface texture. The completed surface should not be overworked. After spray application, the mortar may need to be ‘cut back’ to the required profile using a steel float.

### 5.0 Window repairs

#### 5.1
Allow for replacing the blown double glazed units to both the front and rear elevations.

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#### 5.2
Allow to overhaul and ease and adjust all of the residential aluminium windows to the apartment block.

Opening casements are sometimes ill fitting and stiff. Allow to ease and adjust. Allow for replacing the hinge mechanisms where necessary and allow for new latches where these are broken.

Allow for 6 new hinges mechanisms and 6 new lockable latches.
## 6.0 **Decoration**

### 6.1 Scrape back all loose and flaking masonry paint to the previously decorated render and concrete strings, features and façades which will be redecorated and to include walls to the front and side elevations, roof pediments etc.  

### 6.2 Supply and redecorate the concrete and render façades as above using Sandtex external masonry paint – colour to match the existing. Allow 2nr coats.

### 6.3 Scrape back all loose and flaking paint to the previously decorated, timber and metalwork retained. Including the steel framing to the escape staircase, steel deck and balcony to the rear and balcony railing to the front. Prepare surfaces as necessary and in a good workmanlike manner including any priming and filling. Include for under coats.

All elevations including the shop front windows systems and stall risers, original sashes, metal grills, fittings and fixtures.

Allow for some minor filling to split sections of the shop front canopy and stall risers.

Allow to knot stop and prime all new timber before finishing paints as above.

Allow for scraping back all rust and corrosion and prime with rust inhibitor to all metal work.

Allow for masking tape sealing and preparation and to professionally etch prime and then spray paint 3 good coats, the aluminium windows systems to the apartments front and rear: __ grey to match the existing colour.

### 5.4 Supply and redecorate all timber and metal work with primer, undercoat and 3 coats of good quality Crown, Dulux or Leyland Johnson ONLY gloss finish. Colours to match.

To the metal decks for walkways allow for slip resistant paints. WATCO Grip Master or similar.

### 5.5 Where there are blackened out windows and this is flaking to all windows above ground floor, (blackened), allow for redecoration in mat black as before. Scrape off all loose paint before repainting.
## ISSUE 1 – Sept 2018

<table>
<thead>
<tr>
<th>UNIT item</th>
<th>QTY</th>
<th>£</th>
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</thead>
<tbody>
<tr>
<td>5.6</td>
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</table>

To the shop front to the pub allow for redecoration to match the existing colours matt black and gold trim. Include signwriting quality attention to the decoration to the pediments.

To the plywood public houses signage allow for a sign writer to refresh these fully to match colours and styles.
**Provisional sums and contingencies**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>UNIT</th>
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<td>6.1</td>
<td>The contractor is to allow for a contingency sum of £4000 to be expended on the agreed written instruction of the CA.</td>
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<td>6.2</td>
<td>Allow a provisional sum of £4000 for additional structural repairs following the structural engineers inspections.</td>
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<td>6.3</td>
<td>Allow a provisional sum of £4000 for additional roof repairs</td>
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<td>6.4</td>
<td>Allow a provisional sum of £2000 for additional masonry crack repairs.</td>
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<td><strong>Sub total</strong></td>
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### External facade and roof repairs, 152 – 162 Mare Street, London

**Mr Jacob Fekete**

### Collection Page

<table>
<thead>
<tr>
<th></th>
<th>Preliminaries and general management conditions.</th>
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<td>Contingencies.</td>
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**TOTAL TENDER SUM**