

## 31/33 Porthcressa

### Chimney works

<b>Client:</b>	Council of the Isles of Scilly	<b>Site Address:</b>	31/ 33 Porthcressa, Isles of Scilly
<b>Contract Administrator:</b>	Currie & Brown	<b>Contractor:</b>	To be confirmed
<b>C&amp;B Ref:</b>	4101280-100	<b>Issue date:</b>	29.03.2021

ITEM	DESCRIPTION		COST
1.0	<b>SECTION 1 – GENERAL PROVISIONS AND CONTRACT DETAILS</b>		
	<b>Refer to preliminaries section of the tender package</b>		
1.1	<p><b>Scope of Works by the Contractor:</b></p> <p>The Contractor shall:</p> <ul style="list-style-type: none"> <li>Carry out everything necessary for the proper execution and completion of the works, whether or not described in this specification or in the attached drawings, provided the same may reasonably be inferred therefrom and is to include all necessary allowances when tendering.</li> <li>Provide general attendance of one trade upon another and upon all sub-contractors, including the provision of facilities, plant etc, carrying out all sundry and jobbing works and making good etc, necessary for the proper execution of the works.</li> <li>Be responsible for liaison with and co-ordination of all works by the various trades and Sub Contractors and. put in hand any works such as cutting chases, holes or mortices, providing fixings, plant or temporary services to avoid conflict with other work.</li> <li>Provide and install all necessary plant, scaffolding, temporary shoring and supports, tools etc. including hoists, ladders, planking, tackle, trestles, storage facilities, vehicles etc. together with all fixings and fittings and is to alter, adapt and maintain as necessary for the use of all trades including those required by Sub-Contractors, for proper execution of</li> </ul>		

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	<p>the work and shall remove them and make good any damage before completion.</p> <ul style="list-style-type: none"> <li>• Provide and maintain during the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the Site or adjoining that may be endangered or affected by the Works.</li> <li>• Provide and install all necessary temporary services including artificial lighting, electrical power etc. required for the works together with all fixings and fittings and is to alter, adapt, move and maintain as necessary and shall remove them and make good any damage before completion. Where existing supplies can be used, the Contractor shall check their adequacy for his use and where inappropriate, make all necessary arrangements and pay all charges to enable him to use them if he so requires.</li> <li>• Comply with and give all notices required by any Act of Parliament, By-Laws and Regulations of Local Authorities and Statutory Undertakings, together with any local Police requirements and pay all those charges legally demandable and incurred in respect of these works, except for the Building Regulations which will be paid by the Employer.</li> <li>• Ascertain the location of all services (including those underground or overhead) drains or sewers, etc within the vicinity of the works before commencing site operations and shall maintain and protect the same at all times during the contract and make good any damage or pay any costs or charges in connection therewith.</li> <li>• Inform the Contract Administrator of any additional repairs which are outside the scope of this specification before the specified works are carried out, however, no additional work is to be carried out without his written instructions. provide all safety, health and welfare measures and amenities for his own workmen and for those of any Sub Contractors as laid down in all Health &amp; Safety Legislation applicable to this contract and maintain all safety measures required thereunder.</li> <li>• Remove all rubbish, debris and surplus materials from the site as work proceeds including any existing or occasioned by Sub Contractors, and shall keep the site and surrounds clean and tidy at all times.</li> <li>• Ensure that the structure and services of the property including all fixtures, fittings and finishes etc., (whether new or existing to be retained) are protected against falling objects, dust, damage, frost, inclement weather or other hazards throughout the contract by providing all necessary covering, guards, dust sheets, screens, tarpaulins etc. and making good at his own expense any damage caused the inadequacy thereof</li> <li>• Move all furniture and take up and relay any carpet in occupied premises as necessary in order to facilitate the works.</li> </ul>		
	<ul style="list-style-type: none"> <li>• On completion of the works, dismantle and remove all plant and temporary work, clear away all rubbish, debris and surplus materials and shall thoroughly clean all surfaces including any affected portions of the existing premises, both</li> </ul>		

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	internally and externally including removing all stains and paint splashes, touching up any damaged decoration and cleaning all parts, to leave the site clean and perfect to the satisfaction of the Contract Administrator.		
1.2	<p><b>Site Administration:</b></p> <p>The Contractor must:</p> <ul style="list-style-type: none"> <li>• Ensure that all work, including that of Sub-Contractors, is adequately supervised at all times by a competent foreman.</li> <li>• Take all reasonable care in order to confine the area of building operations to a minimum necessary for completion of the works.</li> <li>• Keep all persons (including those employed by the Sub Contractors), under his control and within the boundaries of the site.</li> <li>• Obtain all necessary permissions where the execution of the works requires workmen to enter upon adjoining properties prior to such works being executed.</li> <li>• Safeguard the Site, the Works, products, materials and any parts of the existing building affected by the works from unauthorised access, damage and theft and provide all necessary facilities to do so.</li> <li>• Indemnify the Employer against all claims or actions for damages arising from failure to comply with the above.</li> <li>• Allow for attending meetings as notified by the Contract Administrator.</li> <li>• Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes.</li> <li>• Make every effort to keep noise and disturbance to the occupier of the site and surrounding premises to a minimum.</li> <li>• Retain copies of maintenance instructions and guarantees delivered with components and equipment and keep safe for handover to the CA on completion.</li> <li>• Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council.</li> </ul>		
2.0	<b>SECTION 2 – CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS &amp; PREAMBLES</b>		
2.1	The contractor is to allow for following the procedures of the CDM Regulations and performing the duties of principle contractor.	Item	
2.2	All work implemented to the premises as specified within Section 3 of this report are to be undertaken in accordance with good building practice and in compliance with current British Standards and Code of Practices.	Item	
2.3	All works are to be undertaken to ensure compliance with current Building Regulations where applicable and the Contractor will be	Item	

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	responsible for submitting a Building Notice if necessary and to obtain a Completion Certificate prior to Practical Completion being issued.			
2.4	<p><b>Materials Generally:</b></p> <p>Materials and goods shall be of the best quality of their respective kinds, British Standard Specifications (referred to herein as BS) shall apply unless otherwise stated.</p> <p>Where the name of a proprietary material has been used or referred to in a preamble note or in descriptions, unless otherwise described that proprietary material shall be handled, stored and used strictly in accordance with the manufacturer's recommendations, instructions or specifications. It is the Contractor's responsibility to obtain such details and inform all Sub Contractors and operatives of the requirements and restrictions contained therein.</p>			
2.5	<p><b>Substitution of Products:</b></p> <p>No substitution of specified products will be permitted without approval. Such approval will only be granted if the contractor submits documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, fitness for purpose, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.</p> <p>Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, fitness for purposes and appearance of the construction as a whole.</p>			
2.6	<p><b>Workmanship Generally:</b></p> <p>Where not fully described herein all works shall be carried out in accordance with current British Standard Codes of Practice and where none apply, shall be carried out to accepted good practice and to the satisfaction of the Contract Administrator.</p> <p>Subject to any specific requirements stated later, fix everything that is intended to be fixed in such a manner that it stays fixed.</p>			
2.7	<b>Workmanship Definitions:</b>			
	Fix Only	All labours in unloading, handling, storing and fixing in position, including use of all plant.		
	Remove	Disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not		

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		include removing associated pipework, wiring, ductwork or other services.	
	Keep for Reuse	During removal prevent damage to the stated components or materials, and clean off bedding and jointing materials, stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.	
	Replace	Remove the stated existing components, features and finishes; provide and fit in lieu new components, features or finishes which, (unless specified otherwise, must match those which have been removed) and make good as necessary.	
	Repair	Carry out local remedial work to components, features and finishes, resecure or refix as necessary and leave in a sound and neat condition. It does not include replacement of components or parts of components or redecoration.	
	Make Good	Carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include replacement of components or parts of components, redecoration.	
	Ease	Make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds and make good as necessary.	
	To Match Existing	Use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible.	

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<b>3.0</b>	<b>SECTION 3 – SCHEDULE OF WORKS</b>		
<b>3.1</b>	<b>Chimney works</b>		
	<b><u>Rationale behind the works</u></b>	Note	

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	<p>Please see the attached defect report.</p> <p>The residents of numbers 31/33 have noted water ingress from the chimney. An internal inspection of the chimney noted elevated water levels to the rear of the chimney internally.</p> <p>A drone survey of the chimney was undertaken which noted several potential areas of water ingress.</p>		
3.1.1	<p><b>Bird spikes</b></p> <p>Allow to carefully remove the existing bird spikes prior to undertaking chimney works and dispose of.</p> <p>Following completion of the works below. Allow to provide new stainless steel bird spikes (500mm) securely fitted with glue to the surface of the chimney breast.</p>	Item	
3.1.2	<p><b>Back gutter and rear apron flashing</b></p> <p>Internal moisture content and external finding suggests that the point of water ingress is at the back gutter/ rear apron flashing. Allow to carefully remove the roof tiles to this area to expose the current arrangement and allow for inspection by the contract administrator.</p>	Item	
3.1.3	<p><b>Cost option</b></p> <p><b><u>Following exposing the existing arrangement of back gutter/ rear apron as detailed in item 3.1.2 the CA will advise on the course of works.</u></b></p> <p><b><u>Provisionally allow for the following specification.</u></b></p> <p>Allow to supply and install a new back gutter to using Code 4 sheet lead milled to British Standard BS EN 12588. Product to be approved by the CA prior to order. Contractor to measure the chimney and supply dimensions to the manufacturer for the order to ensure correct fit.</p> <p>Allow to provide an install a rear apron flashing to ensure watertightness to the rear of the chimney. Product to be approved by the CA prior to order.</p> <p>Ensure properly fitted to the manufacturers specification.</p>	Cost option/ Item	
3.1.4	<p><b>Vent</b></p>	Item	

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	<p>We believe that the chimney is adequately ventilated at roof level (providing the pots vents are not sealed) and therefore this vent which is a potential cause of water ingress is not required.</p> <p>Allow to remove the vent located on the chimney breast and finish with render to match. Please refer to the attached defect report.</p>		
3.1.5	<p><b>Cracks to the chimney</b></p> <p>Clean down chimney with fungicidal wash to remove moss and lichen.</p> <p>To all hairline cracks apply Thompson Ready to Use Leak Fix clear sealant (or similar approved product by the CA)</p> <p>For defective and cracked render, the render is to be cut out to a width of 150mm following the line of the cracks and allow for insertion of EML to prevent surface fracturing. Apply graded sand and cement mix to strength of 1:2:1 to finish flush and true with surrounding surfaces.</p>	Item	
3.1.6	<p><b>Cost option</b></p> <p>Allow to provide safe access to and carefully remove all moss and lichen from the roof of number 31 and 33 Porthcressa.</p>	Cost option	
3.1.7	<p><b>Chimney redecoration</b></p> <p>Following completion of the works above, allow to treat with full coat of Dulux Trade Weathershield Exterior Undercoat and ensure wet film thickness must not be less than 50 micro metres, in accordance with manufacturers instructions. Allow drying time strictly as per the manufacturer's instructions.</p> <p>Denib and use fine abrasive paper. Do not break the surface with the coat and remove all dust.</p> <p>Redecorate all prepared surfaces with two full coats of Dulux Weathershield Exterior Quick Drying paint to match, in accordance with manufacturers instructions. Allow drying time strictly as per the manufacturer's instructions and ensure end grain is well coated and the wet film thickness must not be less than 45 micro metres. Colour to match existing.</p>	Item	
3.2.1	<p>The contractor is to make good any damage caused during the removal and installation of the doors including but not exclusive to:</p> <ul style="list-style-type: none"> <li>- Making good any damage caused to the existing roof covering</li> </ul>	Item	

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	<ul style="list-style-type: none"> <li>- Ensure the chimney is clean and free from moss and lichen</li> <li>- Ensure any rood tiles damaged as part of the works are replaced.</li> </ul>		
3.2.2	The area should be left clean and tidy on completion and all areas which have been worked on require a full 'builders clean'.	Item	
3.2.3	The contractor is to dispose of any waste materials including cut offs and packaging.	Item	
3.2.4	Ensure new birds spikes installed as per 3.1.1	Note	
3.3	<u>Protection, Access Requirement</u>		
	<b>The Contractor has the choice to utilise scaffolding or working access platforms to undertake works as long as they can prove compliance with the Working at Height Regulations 2005 and all other statutory legislation / HSE Guidance. Should scaffolding be used it is to comply with the following:</b>	Note	
3.3.1	The Contractor is to provide safe and install suitable scaffold access to enable all external works to be undertaken. Where the building dictates that sectional, scaffold towers, hanging or cantilevered scaffolding is required, an allowance must be incorporated.	Item	
3.3.2	Ensure that where scaffolding needs to be installed adjacent or in close proximity to pedestrian routes that a suitable gantry is installed which is fully boarded with polythene protection beneath the scaffold board. Provide double guard rails and toe boards to all perimeters. All to be agreed with CA and Health & Safety Officer as identified within the Contractors Health & Safety Plan.	Item	
3.3.3	The scaffolding to be installed must have no irregularities/projection capable of causing personal injury or damage to vehicles or pedestrians during the course of the works.	Item	
3.3.4	The Contractor is to provide ladders, tressels, tower scaffolding, etc., to facilitate the works not readily accessible from main scaffolding.	Item	
3.3.5	All ladders are to be locked in horizontal position at the end of each working day above first floor lifts.	Item	
3.3.6	The Contractor will be responsible for applying to the Local Authority to erect scaffolding to any elevation where support off a public footpath is required. Such must be obtained prior to erection of any scaffolding.	Item	



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3.3.6	The Contractor is to allow for a non maintained scaffolding alarm fitted to all scaffolding erected to the premises. To include PIR and motion detectors.	Item	
3.3.7	The Site Agent is to maintain a scaffolding inspection register. Copies to be provided to the Contract Administrator at each formal site inspection. The Contractors attention is drawn to any pedestrians entrances.	Item	
3.3.8	The Contractor is to be provided and sufficient access to all internal areas to enable all specified works to be undertaken safely.	Item	
3.3.9	Prior to any access towers/staging being erected, the Contractor is to forward the CA a method statement and risk assessment for consideration.	Item	
3.3.10	Method statements and risk assessments must be submitted to the CA for all works undertaken at height and should clearly demonstrate compliance with the Working At Height Regulations 2005.	Item	
3.3.11	Any use of Ladders proposed by the contractor must be compliant with the Working at Height Regulations 2005 and the HSE guide “safe use of ladders and stepladders.” To the satisfaction of the CA/principle designer.	Item	
3.3.12	The building is occupied by residential occupants and consideration must be given to those occupants. The Contractor is to ensure access is not restricted in any way, especially at the end of each working day.	Item	
3.3.13	All scaffolding is to be erected, maintained, dismantled in accordance with the Local Authority requirements (scaffold licensing), where applicable and all other current regulations, Guidance Notes or Codes of Practice.	Item	
3.3.14	The contractor is to allow for safe storage of all materials. To be kept locked and secured between delivery and carrying out the works.	Item	

**Specification Appendix A – Drone images**



