

		£	p
	<p><b>SECTION C10 – COMMUNAL AREAS</b></p> <p><b>MASTER SPECIFICATION &amp; SCHEDULE OF WORKS</b></p> <p><b>For</b></p> <p><b>NELSON COURT DRAKE COURT, GRENVILLE COURT AND RODNEY COURT</b></p> <p><b>PROJECT ADMIRAL</b></p>		
	<b>total collection</b>		

SECTION C10 – COMMUNAL AREAS		£	p
<p><b>NOTES:</b></p> <p>a. The Contractor is to allow for all sequencing and integration of work clauses for the proper execution of the works.</p> <p>b. All Preamble references i.e., B6 refer to the Workmanship and Preambles Section of this Specification. All works contained in this Schedule are deemed to be covered by the clauses in the Preambles Section, whether specific reference noted or not.</p> <p>c. All Standard Details will be cross-referenced to each Clause where applicable.</p> <p>d. All works to be undertaken in conjunction with Arcus Consulting LLP Drawings and Mechanical Electrical Engineers Performance Specification and Drawings.</p> <p>e. Refer to Structural Engineers drawings and details where required.</p> <p>f. The Contractor is to allow for all making good required as a consequence of the works and for the removal of all debris from site as works proceed.</p> <p>g. The Contractor is to allow for all removal and reinstatement of services as required due to the consequence of the works. This shall include all electrical services, such as CCTV cameras and external security lights, alarm installations, water and gas services, TV aerial installations, together with satellite and cable installations. Any works which result in temporary removal and therefore loss of service shall be minimised and must be reinstated either temporarily or permanent within one hour.</p> <p>h. Protection/Working Procedures - See Preliminaries - Section A.</p> <p>i. Vertical access arrangements - Main Contractor responsible for access to complete works packages which will require the installation of a temporary access platform/ lift and scaffolding. Where possible; access to be predominantly from the rear of the building.</p> <p>j. M&amp;E works predominantly scheduled within Section C2. However, Contractor to allow for any associated builders works and sequencing within Section C1.</p> <p>k. All gas installers/fitters to be Gas Safe Registered. Each operative shall carry his or her 'Gas Safe' card at all times.</p> <p>l. All electrical work to which the requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either:- An Electrical Certificate issued under a; Competent Persons' Scheme has been issued; or appropriate Certificate and Forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by 'a competent person' will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the Regulations and employ adequate testing equipment.</p>			
<b>total collection</b>			

	<p>m. Contractor responsible for obtaining all necessary services, including gas, electric, water mains, sewers and drainage and telecommunications as necessary to complete the works.</p> <p>n. Contractor to carry out pre-start photographic survey of all areas prior to commencement of the works.</p> <p>o. The Client will not be held responsible for costs associated with Resident complaints if photographic evidence is not available.</p> <p>p. Contractor to provide FENSA certificate and 10 year guarantee to all external doors and window installations.</p> <p>q. Contractor to liaise with Client over decant strategy and movement of Residents around building to complete the works.</p> <p>r. Contractor to provide a 'handyman' service to assist residents in relocation of furniture, fixtures and fittings associated with decanting.</p> <p>s. Contractor responsible for cross referencing schedule of works with M&amp;E performance specification to ensure no conflict in design. Any issues to be brought to the attention of the C.A. during the tender period.</p> <p>t. THE CLIENT WILL NOT ACCEPT ANY ADDITIONAL COSTS AT CONTRACT STAGE FOR FAILURE TO PRICE OR COMPLETE ANY OF THE ABOVE ITEMS DURING THE TENDER PERIOD.</p> <p>u. IN SUBMITTING A TENDER, THE CONTRACTOR IS DEEMED TO HAVE PRICED ALL THE ITEMS WITHIN THIS BILL AND ALL OTHER DOCUMENTS ISSUED AS PART OF THE TENDER PROCEDURE.</p> <p>NB: The schedule of works relates to works to Nelson Court only and within the pricing summary carried forward to the tender documents the contractor shall include the cost for identical works to the remaining three blocks</p>	£	p
	<b>total collection</b>		

	<b>SECTION 1 - COMMUNAL AREA STRIP OUT WORKS</b>	<b>£</b>	<b>p</b>
<b>1.1</b>	<p><b>Remove Existing Door &amp; Frame Shall Mean:</b>  <i>Preamble: C20</i>  <i>Location: All communal areas and walkways</i></p> <p>a) Allow for all necessary support and protection.</p> <p>b) Allow to carefully remove existing door, frame, fanlight and architraves from the following locations and dispose from site;</p> <ul style="list-style-type: none"> <li>• Store doors</li> <li>• Communal doors to corridors and hallways</li> <li>• Meter cupboard doors</li> <li>• Service riser access doors and panelling</li> </ul> <p>c) Allow for all making good and clear from site.</p>		
<b>1.2</b>	<p><b>Clear Redundant Items From Communal Areas Generally Shall Mean:</b>  <i>Location: All communal areas including entrance, stairwells, corridors, store rooms etc.</i></p> <p>a) Remove all rubbish and previous tenants belongings and clear from site.</p>		
<b>1.3</b>	<p><b>Strip Out Specific Items As Follows Shall Mean:</b>  <i>Location: All communal areas including entrances, stairwells, corridors, store rooms etc.</i></p> <p>a) Strip out to all communal areas as follows:</p> <ul style="list-style-type: none"> <li>i) Isolate from mains services.</li> <li>ii) Drain down all tanks, cylinders, sanitary appliances and carefully remove all cold and hot water pipes, pipes, cylinders, radiators. Complete inclusive of all pipe boxing, service near cupboards, doors etc.</li> <li>iii) All existing skirting boards complete.</li> <li>iv) All existing architraves complete.</li> <li>v) All electrical wiring and fittings including fire detection, emergency lighting system, electric heating, intruder alarm, complete inclusive of all conduit, trunking and pipe boxing.</li> <li>vi) Remove all papers from walls and ceilings complete.</li> <li>vii) Remove all rails, balustrading and handrails complete.</li> <li>viii) All existing fire extinguishers, fixing brackets and fire signage complete.</li> <li>ix) General signage</li> <li>x) Suspended ceilings inc. tiles and grid complete.</li> <li>xi) All wall coverings inc. wall tiles.</li> <li>xii) Floor coverings inc. carpet tiles, vinyl tiles, ceramic/stone tiles, stair nosings and trims complete.</li> <li>xiii) Remove existing refuse chute doors.</li> </ul> <p>b) Clear all above from site and make good all disturbed surfaces.</p>		
<b>total collection</b>			

1.4	<p><b>General Builders Works Shall Mean:</b>  <i>Preambles: C20, C41, C42</i>  <i>Location: – All communal areas</i></p> <p>a) In conjunction with M&amp;E specification; allow for all general builders works associated with the new M&amp;E installation including all drilling, breaking out and making good surfaces.</p>	£	p
2.1	<p><b>SECTION 2 – COMMUNAL AREA INTERNAL DOORS</b></p> <p><b>Provide New Glazed Single Door &amp; Frame To Stairs Shall Mean:</b>  <i>Preambles: L20</i>  <i>Door Type :F</i></p> <p>a) Allow for all support and protection and carefully strip out existing door and frame.</p> <p>b) Allow to carefully cut back reveals for removal/ installation as required.</p> <p>c) Supply and fit; plain flush fully glazed, FD60S, pre-finished fibre glass faced external fire door set including frame and fan light. Glazing to be Pyrostem Georgian Wired Polished Plate to min.60 mins. fire resistancy.</p> <p><b>Door style to be plain fully glazed solid door. Client to be given a choice of 4 No colours.</b></p> <p>d) Door set to be fitted with combined intumescent fire/ smoke seals. All installation works to be completed by approved Contractors. Run white decorators caulk to both sides of frame on completion.</p> <p>e) Door leaf and frame to be FD60S fully fitted with the following ironmongery:</p> <ul style="list-style-type: none"> <li>• Hinges: 1½ pairs twin ball bearing, stainless steel hinges, centre hinge with integral security pin.</li> <li>• Handles: Pull D Handle</li> <li>• Push Plate:300 x 95mm SAA push plate</li> <li>• Door Closer: concealed door closer.</li> <li>• Low level kick plate to both sides : 150mm SAA kick plate</li> <li>• Glazing: 6.4mm Georgian wired glazing to provide min 30mins FR.</li> </ul> <p>f) Make good and extend all surfaces at completion of works.</p>		
2.2	<p><b>Provide New Glazed Single Door &amp; Frame with Glazed Side Panel to Communal Area Shall Mean:</b>  <i>Preambles: L20</i>  <i>Door No/ Type: Type C</i></p> <p>a) Allow for all support and protection and carefully strip out existing door and frame.</p> <p>b) Allow to carefully cut back reveals for removal/ installation as required.</p>		
total collection			

	<p>c) Supply and fit; plain flush fully glazed, FD30S, pre-finished fibre glass faced external fire door set including frame and fan light. Glazing to be 6.4mm Georgian wired fire rated glazing to min. 30 mins. fire resistance.</p> <p><b>Door style to be plain fully glazed solid door. Client to be given a choice of 4 No colours.</b></p> <p>d) Door set to be fitted with combined intumescent fire/ smoke seals. All installation works to be completed by approved Contractors. Run white decorators caulk to both sides of frame on completion.</p> <p>e) Door leaf and frame to be FD30S fully fitted with the following ironmongery:</p> <ul style="list-style-type: none"> <li>• Hinges: 1½ pairs twin ball bearing, stainless steel hinges, centre hinge with integral security pin.</li> <li>• Handles: Pull D handle</li> <li>• Push Plate: 300 x 95mm SAA push plate</li> <li>• Door Closer: concealed door closer</li> <li>• Low level kick plate to both sides: 150mm SAA kick plate</li> <li>• Glazing: 6.4mm Georgian wired glazing to provide min 30 mins FR.</li> </ul> <p>f) Make good and extend all surfaces at completion of works.</p>	£	p
	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>SECTION 3 - COMMUNAL AREA FINISHES</b> </div>		
3.1	<b>PLASTER WORKS</b>		
	<b>Note: All areas of plaster are to be renewed. The contractor is to confirm in their submission quantities for each of the items below.</b>		
3.1.1	<b>Provide/ Renew Wall Plaster To Communal Areas Shall Mean:</b> <i>Location: All communal areas including halls, stairs and entrance foyers.</i>		
	<p>a) Carefully hack off wall plaster as necessary and clear debris from site.</p> <p>i) Where plaster retained key and prepare wall surfaces including removal of paint where applicable and apply Gypbond to obtain key. Dub out as required and plaster in Thistle Bonding Coat plaster with 3mm skim finish to receive decoration. Allow 50% renewal as instructed by C.A.</p> <p>ii) Where plaster hacked off install new 12.5mm plasterboard with 3mm skim finish. Plasterboard to be jointed and finished in accordance with manufacturers instruction. Allow 50% renewal as instructed by C.A.</p> <p><b>Note: All bare brickwork to receive new plaster.</b></p>		
3.1.2	<b>Renew Plaster to Communal Stair Ceilings &amp; Soffits Shall Mean:</b> <i>Location: All communal staircases</i> <i>Quantity: 100% renewal</i>		
	<p>a) Prepare wall surfaces including removal of paint where applicable and patch up areas any damaged areas as necessary.</p>		
<b>total collection</b>			

		£	p
3.2	<p>b) Apply bonding agent to obtain key and provide 3mm skim finish to existing ceiling.</p> <p><b>SUSPENDED CEILING WORKS</b></p>		
3.2.1	<p><b>Provide New Suspended Ceiling Shall Mean:</b>  <i>Location: All communal and landing areas complete.</i></p> <p>a) Supply and install new concealed grid suspended ceiling to form service void to all communal hallways and landing areas.</p> <p>b) New 600 x 600mm suspended ceiling system complete with all accessories including access points.</p> <p><b>Note:</b></p> <p>i) <b>New suspended ceiling to accommodate new light fittings, fire detection system and emergency lighting system.</b></p> <p>ii) <b>Provide and install 38x38mm shadow battens to perimeter of all new suspended ceilings.</b></p> <p>iii) <b>New suspended ceiling to achieve Class O in respect of Surface Spread of Flame to comply with current Building Regulations – Part B.</b></p>		
3.3	<b>NEW JOINERY</b>		
3.3.1	<p><b>Provide New Skirting Boards Shall Mean:</b>  <i>Location: All communal areas complete.</i></p> <p>a) Install ex. 120 x 14.5mm bullnosed wrot s.w. skirtings to all walls within communal areas complete.</p>		
3.3.2	<p><b>Provide New Architraves Shall Mean:</b>  <i>Location: All communal doors complete.</i></p> <p>a) Install ex.75 x 45mm bullnosed wrot s.w.architraves to both sides of all communal doors.</p>		
3.3.3	<p><b>Provide New Stair String Shall Mean:</b>  <i>Location: All stairs.</i></p> <p>a) Provide a new 300 x 25mm twice lipped plywood string fixed to side of concrete stair, and new plywood string fixed to external wall.</p>		
3.4	<b>FLOORING WORKS</b>		
3.4.1	<p><b>Apply Latex Screed &amp; Provide/ Lay New Carpet Sheet Covering to Stairs Shall Mean:</b>  <i>Location: All stairs and landing areas complete.</i></p> <p>a) Level floor as required using latex screed and lay new heavy duty Gradus Predator carpet roll laid in accordance with manufacturers instructions.</p> <p>b) Supply and install SAA threshold strips to all door openings.</p> <p>i) <b>Client to be given choice of 6 No colours.</b></p> <p>ii) <b>Allow for easing and adjusting all doors at completion of carpet works.</b></p>		
<b>total collection</b>			

3.4.2	<p><b>Apply Latex Screed &amp; Provide/ Lay New Carpet Tiles Covering to Communal Hallways Shall Mean:</b>  <i>Location: All communal hallways complete</i></p> <p>a) Level floor as required using latex screed and lay new heavy duty Gradus Predator carpet tiles laid in accordance with manufacturers instructions.</p> <p>b) Supply and install SAA threshold strips to all door openings.</p> <p>i) <b>Client to be given choice of 6 No colours.</b>  ii) <b>Allow for easing and adjusting all doors at completion of carpet works.</b></p>	£	p
3.4.3	<p><b>Supply &amp; Fit New Stair Nosings Shall Mean:</b>  <i>Location: All stairs complete</i></p> <p>a) Allow to supply &amp; fit Gradus square edge nosings from Gradus XT Range with extra grip insert from Gradus (01625 428 922) or other equal and approved.</p> <p>b) Nosings to be colour contrasting with new carpet and fixed in accordance with manufacturers instructions.</p> <p>c) Run clear silicone sealant to all edges and abutment to fittings.</p>		
3.4.4	<p><b>Provide New Secondary Barrier Matting Shall Mean:</b>  <i>Location: All entrance foyers and new main entrances to front and rear. (Ground floor only)</i></p> <p>a) Provide and install Gradus Boulevard or similar approved entrance matting fixed in accordance with manufacturer's instructions.</p> <p>b) Contractor to allow for all accessories, edgings and trims etc.</p> <p><b>(i) Client to be given a choice of 6 colours</b></p>		
3.5	<b>DECORATION WORKS</b>		
3.5.1	<p><b>Renew Internal Decoration to Circulation Areas Shall Mean:</b>  <i>Location: Circulation Areas including Communal Corridors, Stairwells, and Entrance.</i></p> <p>a) Allow for all preparation of surfaces ready to receive decorations. Existing walls and ceilings to be prepared on accordance with clauses b) to i) as follows.</p> <p>i. Using Mangers Liquid, or Crystal Sugar Soap, or Johnstone's Performance Coatings Cleaner &amp; Degreaser, as directed, wash down all paintwork in sound condition to remove all surface contamination such as oil, dirt, or grease which will impair the adhesion of the proposed paint system. During this washing down process thoroughly rub down, except on Artex, using a wet or dry abrasive paper in order to create a key to the surface. Rinse using clean water and allow all the surface to completely dry.</p> <p>ii. Remove all loose, flaking or suspect material back to a firm edge. Feather off and dust down.</p>		
<b>total collection</b>			



	<p>iii. Artex - Remove all loose, flaking or suspect paint back to a firm edge by wetting and lifting during the washing down process. Rinse using clean water and allow to dry thoroughly. "At all times avoid the inhalation of dust". Wear a suitable face mask and Personnel Protective Equipment.</p> <p>iv. Any efflorescence salts should be removed, checking on a regular basis that they have ceased. Failure of the salts to cease may indicate moisture ingress which should be investigated further and addressed prior to commencing redecoration. "At all times avoid the inhalation of dust". Wear a suitable face mask and Personnel Protective Equipment.</p> <p>v. All cracks or surface defects to Artex areas should be made good using the appropriate texture compound blend and match to existing surface</p> <p>vi. Rake out any cracks or surface defects and make good using Fat Hog All Purpose Filler, Fat Hog Interior Filler or Lightweight Filler if gaps and holes are deep. Rub down to blend and level to existing surface, dust down.</p> <p>vii. Over areas where a shine, from gloss, glaze or anti-graffiti coatings exists and may cause an issue with achieving satisfactory adhesion, clean and prepare as above, including filling and apply one coat of Johnstone's 2 Pack Adhesion Promoting Primer, allow to completely dry. Recoatable after 4 hours (minimum) and 7 days (maximum), overcoat within stated time frames.</p> <p>viii. Prime any bare, or made good areas with one coat of Johnstone's Flame Retardant Durable Matt Emulsion thinned up to 10% by volume with clean water. Allow a minimum drying time of 4 hours under normal drying conditions.</p> <p>b) Decorate walls and ceilings as follows</p> <p>Apply one coat of Johnstone's Flame Retardant Emulsion to achieve a wet film thickness of 83 microns, dry film thickness 28 microns. Allow a minimum drying time of 4 hours under normal drying conditions. Then apply second coat of Johnstone's Flame Retardant Emulsion to achieve a wet film thickness of 83 microns, dry film thickness 28 microns. Allow a minimum drying time of 4 hours under normal drying conditions. Johnstone paint to be as identified below:-</p> <table><tr><td>Plaster &amp; Artex Ceilings To Corridors, Staircases (Inc Outer Stringers), Entrance Area &amp; Lounge, Previously Painted - Only Where Acoustic Tiles May <b>Not</b> Be Installed</td><td>Johnstone's Flame Retardant Durable Matt.</td><td>FDS3</td></tr><tr><td>Walls To Corridors, Staircases, Entrance Area &amp; Lounge, Previously Painted (Wallpapers To Be Removed)</td><td>Johnstone's Flame Retardant Acrylic Eggshell.</td><td>FDS4</td></tr><tr><td>Artex &amp; Plaster Ceilings &amp; Wall Areas To Non Circulation Areas, Previously Painted To Include Office, Small Guest Room, Boiler Room, Toilets, Store Cupboards, Utilities &amp; Laundry</td><td>Johnstone's Acrylic Durable Eggshell.</td><td>J0311</td></tr></table>	Plaster & Artex Ceilings To Corridors, Staircases (Inc Outer Stringers), Entrance Area & Lounge, Previously Painted - Only Where Acoustic Tiles May <b>Not</b> Be Installed	Johnstone's Flame Retardant Durable Matt.	FDS3	Walls To Corridors, Staircases, Entrance Area & Lounge, Previously Painted (Wallpapers To Be Removed)	Johnstone's Flame Retardant Acrylic Eggshell.	FDS4	Artex & Plaster Ceilings & Wall Areas To Non Circulation Areas, Previously Painted To Include Office, Small Guest Room, Boiler Room, Toilets, Store Cupboards, Utilities & Laundry	Johnstone's Acrylic Durable Eggshell.	J0311	£	p
Plaster & Artex Ceilings To Corridors, Staircases (Inc Outer Stringers), Entrance Area & Lounge, Previously Painted - Only Where Acoustic Tiles May <b>Not</b> Be Installed	Johnstone's Flame Retardant Durable Matt.	FDS3										
Walls To Corridors, Staircases, Entrance Area & Lounge, Previously Painted (Wallpapers To Be Removed)	Johnstone's Flame Retardant Acrylic Eggshell.	FDS4										
Artex & Plaster Ceilings & Wall Areas To Non Circulation Areas, Previously Painted To Include Office, Small Guest Room, Boiler Room, Toilets, Store Cupboards, Utilities & Laundry	Johnstone's Acrylic Durable Eggshell.	J0311										
total collection												

		£	p
	<p><b>NB:-</b> 1) Colour choices for pricing purposes only, colours to be confirmed once to design completed by Peel Mount (Riverside's approved interior designer)</p> <p>2) The wall decorations will not comprise of one single colour, several colours shall be used and there will be feature walls/areas formed throughout the communal areas and contractor shall allow for that in their pricing</p> <p>d) Decorate woodwork as follows:</p> <p>i) Apply 1 No. primer coat, 1 No. solvent based undercoats and 2 No. gloss coats of Class '0' fire resistant paint to all new and bare woodwork. (White) Include for knot and stop before applying primer coat.</p> <p>ii) Fill and sand and prepare existing woodwork and apply 1 No. undercoat and 1 No. gloss coat class '0' fire resistant paint. (White)</p> <p>e) Decorate metalwork as follows:</p> <p>i) Apply 1 No. coat metal primer, 1 No. solvent based undercoat and 2 No. solvent based gloss coats class '0' paint to all new exposed pipework. (White)</p> <p>ii) Apply 1 No. solvent based undercoat and 1 No. solvent based gloss coat class '0' paint to all existing exposed pipework.</p> <p>f) Apply <b>textura madras silk wall vinyl backed wall covering</b> to all plastered surfaces within lift areas and ground floor entrance lobby and lift lobby</p>		
<b>3.6</b>	<b>COMMUNAL AREA SUNDRY ITEMS</b>		
<b>3.6.1</b>	<p><b>Install New Display Boards Shall Mean:</b>  <i>Location: Lobby area to staircases.</i>  <i>Qty: Allow 2 no. per floor level.</i></p> <p>a) Supply and fix to location agreed with CA, new SAA notice board, (approx. size 1000 x 750mm) with 4mm polycarbonate glazing with 13mm premium pinboard available from Signconex or equal approved in accordance with manufacturer's instructions.</p>		
<b>3.6.2</b>	<p><b>Renew Roof Access Hatch</b>  <i>Location: Top floor to allow access to plant room</i>  <i>Qty: 2 No .total</i></p> <p>a) Allow for all necessary temporary protection and support and carefully remove existing hatch and frames including architraves and clear from site.</p> <p>b) Make good and extend all disturbed surfaces and finishes on completion of installation.</p> <p>c) Supply and install new purpose made wrot s.w. frame and install new minimum 44mm thick solid core (FD30S) half-hour fire resisting timber hatch. Hatch to be clear finish grade and lipped to all sides and sized to suit existing opening.</p>		
<b>total collection</b>			

	<p>d) New hatch to have rebate grooved and fitted with combined intumescent strips and smoke seals to all sides.</p> <p>e) The contractor shall allow to supply and install the following ironmongery to hatch (see priced activity schedules for variations to requirements below):</p> <p>i) 1 pair stainless steel hinges</p> <p>ii) 1 padlock plus keys</p> <p>f) Run intumescent mastic sealant around all sides of frame at junction with existing opening.</p>	£	p
3.6.3	<p><b>Renew Ladders for Roof Access Shall Mean:</b>  <i>Location: Top Floor Lift Lobby Area</i>  <i>Qty: 2 no. total</i></p> <p>a) Supply new suitably sized lightweight aluminium access ladder in accordance with BS EN 131 ladders for roof access complete with wall mounted lockable rack and padlock mechanically, fixed to location as agreed with C.A.</p>		
3.7	<p><b>FIRE STOPPING WORKS</b></p>		
3.7.1	<p><b>Fire Stop – Mixed Bunched Cables Into Flats Shall Mean:</b>  <i>Location: Service Risers to all levels</i></p> <p>a) Allow to remove loose mortar etc. from around the existing mixed bunched cabling into each flat and dispose of all debris etc. from site.</p> <p>b) Allow to seal all penetrations with Rockwool fire stop high expansion intumescent silicone sealant or equal and approved.</p> <p>c) All installations to be in accordance with the manufacturer's recommendations.</p>		
total collection			

SECTION 4 - STORE WORKS		£	p
4.1	<b>STRIP OUT WORKS</b>		
4.1.1	<b>Remove Redundant Items Shall Mean:</b> <i>Preambles: C20</i> <i>Location: Substation &amp; stores to ground floor complete.</i>		
	a) Allow to remove redundant items from basement and garage areas including; fixtures, fittings and redundant resident items and dispose from site.		
4.2	<b>DECORATION WORKS</b>		
4.2.1	<b>Decorate Stores Shall Mean:</b> <i>Location: stores to ground floor complete.</i>		
	a) Allow for all preparation of surfaces ready to receive decorations.		
	b) Apply 1 primer coat, 2 No. undercoats and 1 No. gloss coat to all new and bare woodwork – Dulux White.		
	c) Fill and sand and prepare existing woodwork and apply 1 No. undercoat and 1 No. gloss coat – Dulux White.		
	d) Prepare as necessary, sand, apply primer and apply 2 No. undercoats and 1 No. gloss coat to all new and exposed pipework and metal work.		
	e) Prepare all floor surfaces as necessary and apply 1 No. coat primer and 2 No. coats of Armstead Trade Heavy Duty Floor Paint (Grey) to existing concrete floor.		
	f) Prepare all exposed brick/blockwork surfaces as necessary and apply 1 No. coat primer/sealer and 2 No. coats Armstead Trade Pliolite Based Masonry Paint to existing exposed brick/blockwork walls.		
4.3	<b>PLASTER WORKS</b>		
4.3.1	<b>Under Board Store Ceiling Shall Mean:</b> <i>Preamble: K10, M20</i> <i>Location: Store Ceilings Complete</i>		
	a) Allow all necessary support and protection. Supply and fix 100 x 50mm timber battens at joint locations and 50 x 50mm timber battens behind full panel locations as per proposed drawings at 600mm centres with black EDPM gasket and breather membrane detail.		
	b) Fix 9mm Supalux strip to underside of timber battens and where joints are to be formed including 50mm rigid insulation between timber battens.		
	c) Supply and fix 12mm Supalux boards to underside of ceiling/ soffit area ready to accept decoration.		
<b>total collection</b>			

		£	p
	<p><b>COLLECTION PAGE FOR PROJECT ADMIRAL</b></p> <p><b>Preliminaries</b></p> <p><b>C6 - Master Schedule of Works Internal Works – Communal Areas</b></p> <p>Page 1 Page 2 Page 3 Page 4 Page 5 Page 6 Page 7 Page 8 Page 9 Page 10 Page 11 Page 12</p>		
	<b>total collection</b>		

