

**Appendix A**

**Specification**

**Repointing at 1-51 Rowan Court, Peter Street, Folkestone**

**Kent CT20**

**Date: October 2019**

**Repointing at Rowan Court, Folkestone**

Specification

1. **Introduction**

The work to be done under this Specification is intended to include all the general work preparatory to its execution for the compliance by the Contractor with all conditions of Contract for the plant, scaffolding, tools and licenses, fees for insurances and all other matters necessary for the completion of the Works satisfactorily to the true intent and meaning of the Schedules and Specification.

The Tender Sum shall be a fixed price for the works described below. Any contingency and provisional sums are to be at the disposal of the Contract Administrator who is to be consulted before work in connection with them is carried out. The sums are to be deducted in whole or in part as required to be used or not.

1. **Scope of Works**

Provide scaffold to mechanically repoint the defective mortar to the front elevation, left hand flank elevation and left hand boundary wall and associated works including removing satellite dishes/TV aerials onto the scaffold and replacing on completion, re-clipping any cables and shrouding electrical supply cables. Rack out and renew the sealant around the window openings on the front elevation.

1. **Relevant Standards**

When reference is made to a British Standard or Code of Practice for a particular product, for which there may be no direct European Standard equivalent e.g. BS7412/BS7413 and CP112, then it may be possible to substitute a product which complies with a grade or category contained within a national standard of a member state of the European Community, or alternatively, an ISO standard.

Any such substitution must be brought to the attention of the contract administrator immediately and this should be backed up with both samples and literature.

Omission of any relevant British Standard or Code of Practice from this document should not be taken as meaning that it is not to be adhered to by the successful contractor.

The descriptions of Materials and Workmanship apply throughout this Schedule. The contractor’s attention is drawn to the fact that no reference to these descriptions of Materials and Workmanship is made in the Schedule items.

The abbreviation “BS” and “CP” refer to the latest British Standard Specification and British Standard Code of practice respectively.

Materials, unless otherwise described, shall be of British manufacturer and comply with the appropriate BS or, where none is applicable, shall be of the highest quality.

The workmanship is to be of the best quality throughout.

All items of replacement or renewal shall match the existing. Should it be impossible to match exactly any material or article the replacement shall match as nearly as possible the existing and approval from the contract administrator shall be obtained prior to its incorporation in the Works.

The whole of the materials and workmanship shall be to the entire satisfaction of the contract administrator who shall have full power to reject any materials or workmanship which in his opinion are unsuitable for the purpose for which they are intended to be applied, or which are not in accordance with the specification and any materials and workmanship so rejected shall be at once removed from site and proper materials or workmanship substituted therefore at the Contractors expense.

The term “make good” or “making good” shall be understood in their fullest sense and shall be deemed to include necessary new materials required for reinstating the existing fabric and finishing were disturbed and for all necessary bonding or jointing new work to old. There will be separate contracts to renew the fire alarm system and to upgrade the communal lighting system these works will be carried out prior to this contract. Therefore, they may be additional making good required.

1. **Specification of Works**

##### “Make Good” or “Making Good”

##### The term “make good” or “making good” shall be understood in their fullest sense and shall be deemed to include necessary new materials required for reinstating the existing fabric and finishing were disturbed and for all necessary bonding or jointing new work to old.

##### “Remove” or “Removing”, “Cart Away” or “Clear Away”

These terms shall be deemed to mean the getting out and loading into trucks or other containers all old materials, debris etc., arising from the works and transporting to and offloading at a tip or dump provided by the contractor.

##### “Set Aside”

The term “set aside” shall be deemed to mean the placing of materials or articles taken from the works in a temporary storage area pending re-use. Such temporary storage areas shall, in no way, interfere with the freedom of movements of tenants or the general public.

##### Cement

Cement for mortal shall be Portland Cement to BS EN 197-1 and CE marked.

**Lime**

Lime shall be Class B hydrated lime

##### Sand

Sand for mortar shall be naturally occurring sand or crushed rock or gravel and shall be clean and free from deleterious matter. It shall comply in all respects with BS 1200.

**Water**

Mixing water to be clean and uncontaminated.

**Gauged Mortar**

Unless otherwise specified, the gauged mortar shall consist of one part cement to one part lime to six parts sand by volume.

**Making Mortars Generally**

 - Batching: By volume. Use clean and accurate gauge boxes or buckets.

 - Mix proportions: Based on dry sand. Allow for bulking of damp sand.

 - Mixing: Mix materials thoroughly to uniform consistency, free from lumps.

 - Mortars containing air entraining admixtures: Mix mechanically.

Do not overmix.

 - Contamination: Prevent intermixing with other materials.

**Mortar Plasticisers**

##### Mortar plasticisers shall comply in all respects to BS 4887 and be of an approved make and shall be used in the proportions and manner recommended by the manufacturers. The proportion of the mortar mixes including those described above shall be adjusted in accordance with the manufacturer’s directions.

**Mixing**

The ingredients for mortar shall be measured in proper gauge boxes on a boarded platform and shall be turned over at least twice dry and twice while water is added. Alternatively, mixing may be by means of an approved mechanical mixer. Only sufficient water is to be used to make the mortar workable.

Re-point in a gauged mortar 1:6 lime, sand from RMC or similar approved to 1 ordinary Portland Cement (mix 1:1:6) to produce a Class 3 Mortar.

In the case of gauged mortar, the lime and sand shall be mixed first and the cement added. It shall be assumed that the lime has not increased the bulk of the sand and one part of cement shall be added to six (or as specified) parts of the sand mix.

Mortar containing cement shall be used within two hours of the addition of the cement, and on no account shall mortar which has partially set be knocked up and re-used.

Cover up and protect brick work / block work against rain and frost until the mortar pointing has fully hardened.

All faced work shall be kept perfectly clean.

**Raking Out Joints**

Mechanically rake out the existing pointing to the whole working area, to form a rectangular recess to a minimum depth of 20mm. Mechanical raking system to incorporate dust extraction facility.

**Pointing**

Above existing cavity trays form perpend joint weepholes through the outer leaf with plastic weep vent, colour to match mortar, at not greater than 1000mm centres and not less than two over openings

Clean out and damp down joints surface to control suction and mechanically repoint using mechanical injection system that pumps into the joints filling recess completely, in gauged mortar to match existing to house or flat, struck with a neat bucket handle joint, or to match existing or as otherwise specified.

Note: A colour additive should be incorporated to match existing and must be agreed with the Client/Contract Administrator. Please allow for a site sample panel.

An off-site factory produced mortar and gun applied pointing system must be used. The system should have work guaranteed to BS 8221: Part 2:2000 and to be undertaken only by an approved contractor for the system selected. The system selected must be stated in your quotation return together with a copy of all relevant literature for consideration.

**Work in Cold Weather**

Where necessary, the bricks, water and sand for mortar shall be preheated to ensure a temperature of 50°F in the brickwork when laid.

Bricks which are wet shall not be used. An approved mortar plasticizer may be used, but anti-freeze compounds shall not be used.

All brickwork shall be suitably covered for a period of 3-7 days as required, and the temperature of the brickwork shall not be allowed to fall below freezing point.

**Brick Repairs**

Cut out damaged bricks from the face of the wall and renew in facing bricks to match existing in cement lime mortar (1:1:6) and mechanically point.

**Silicone Pointing**

Rake out joint complete around windows to elevation to be repointed,, prepare the joint, remove any materials that may affect the bond , and allow to dry and point with silicone mastic sealant filling joint completely and neatly ensuring a firm adhesion to substrates, finished slightly convex. Protect finished joint until cured.

**Disruption to Occupants**

The contractor shall note that the adjoining properties not listed are private dwellings not owned by the Council and are NOT included in the contract. Therefore, care must be taken not to disturb, trespass or traffic on these properties and ensure that their weathering integrity is not affected by the works. The contractor shall allow for paying all charges to private owners for any damages that they may cause.

The contractor shall note that the work will be carried out with the tenants in occupation. The contractor shall arrange to carry out the work with minimum of disruption and inconvenience to the tenants.

Maximum attention shall be given to the safety of the tenants, occupants of adjoining properties and visitors alike.

The contractor shall also pay particular attention to protecting the uPVC windows, doors, conservatories, porches or structures of the tenant’s and neighbouring owners in proximity.

**TV AERIALS, SATELLITE RECEIVING DISHES AND OVERHEAD SERVICES**

The contractor shall allow for taking photographic evidence of all TV aerials and satellite receiving equipment before commencing the work.

The contractor shall also allow for checking that TV aerials and satellite dishes are in proper working order before commencing the work.

Allow for any necessary taking down and replacing of TV aerials, satellite dishes and cables as well as protecting them during the course of the works. For the duration of the works aerials and dishes are to be fitted to the scaffold and adjusted as necessary to be in proper working order. On completion of the works the aerials and dishes are to be re-fitted to the building and adjusted and left in proper working order.

Any cables fixed to the surface of elevations being repointed are to be unclipped prior to repointing, and re-clipped when new mortar has set.

Allow for making arrangements and paying all charges for shrouding electrical supply cables for the works duration, and to make arrangements

**Overhead utility services:** Allow for all removal and temporary suspension and shrouding of all services where required.

**TV Aerials and satellite receiving dishes:** The contractor shall allow for taking photographic evidence of all TV aerials and satellite receiving equipment before commencing the work.

The contractor shall also allow for checking that TV aerials and satellite dishes are in proper working order before commencing the work.

Allow for any necessary taking down, temporary re-siting and re-fixing of TV aerials, satellite dishes affected by access equipment as well as protecting them during the course of the works.

1. **Specification of Works: Schedule of Works**

5.1 Provide full scaffold with a working platforms for the working area. The space between the guard rails and toe board to be filled with brick guard. To have double board and monoflex above all entrance doors.

5.2 To complete front (south east) elevation rack out all mortar brick joints and mechanically repoint.

5.3 To complete left hand flank (south west) elevation rack out all mortar brick joints and mechanically repoint.

5.4 To the outside of the complete left hand (south west) boundary wall rack out all mortar brick joints and mechanically repoint.

5.5 Rack out sealant around window and door openings to south east and south west elevations and repoint in silicone sealant.

5.6 Take off satellite dishes/TV aerials, fit to scaffold and re-fit when repointing completed

5.7 Un-clip all cables from face of brickwork to be re-pointed and re-clip when repointing completed..

5.8 Take off all signs from the areas to be repointed and re-fix on completion

5.9 Allow a contingency sum of £3,000 for unforeseeable works.