

	<p>SECTION C4 – FAÇADE IMPROVEMENT WORKS</p> <p>MASTER SPECIFICATION & SCHEDULE OF WORKS</p> <p>For NELSON COURT DRAKE COURT, GRENVILLE COURT AND RODNEY COURT</p> <p>PROJECT ADMIRAL</p>	£	p
total collection			

	<div style="border: 1px solid black; padding: 5px; text-align: center; margin-bottom: 10px;"> SECTION C4 – FAÇADE IMPROVEMENT WORKS </div> <p>NOTES:</p> <ul style="list-style-type: none"> i. The following is to be read in conjunction with the Specifications, Details and Proposed Elevation Drawings. ii. Works are to be programmed so that weather tightness is maintained at the end of each working day. iii. All works covered in the specification are to be undertaken by an Alumasc approved contractor only. iv. The main contractor shall comply fully with the system manufacturer's warranty requirements. Provide warranty to CA on completion of the works. v. Main contractor to liaise with system manufacturer to ascertain requirement for interim and final inspections. Contractor to be responsible for making all arrangements and pay all charges etc. vi. Prepare substrate in accordance with Cladding Manufacturers specification. All preparatory works to be sequenced in conjunction with the concrete repair / protection procedures to ensure concrete repair / protection warranties are not affected. vii. Allow to supply and install all works and materials as listed in the specification which include but are not limited to fungicidal wash, stabilising solution, insulation, fixings, adhesives, beads, trims, reinforcement coat, and render, decorative finish and brick slips as applicable, etc. All to be in accordance with the Alumasc specification. viii. For pricing purposes allow colours as specified on the proposed elevation drawings. Colours TBC by CA prior to commencement. ix. Prior to commencement prepare samples for each colour and submit to CA for approval. Allow to retain sample boards on site for inspection/comparison purposes. x. Cladding Manufacturers Structural Engineer to provide wind load calculations, submit to CA for approval. xi. Approved installer to conduct pull out tests prior to commencement and confirm results to the CA and Cladding Manufactures Technical Dept. within the stipulated timescales. xii. Seal all abutments as specified. xiii. The contractor shall arrange a joint inspection with the CA to locate any existing weepholes in the structure prior to commencement. . xiv. Installation to be undertaken by a PAS:2030 accredited installer. Allow to undertake pre-installation survey and provide this along with any other information required by OFGEM in respect of ECO funding. <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
	total collection		

<p>4.1</p>	<p>Undertake Enabling Works Shall Mean:</p> <p><i>Preamble: C20, C90, Z11</i> <i>Location: External walls complete</i></p> <p>a) Allow disconnection, removal and reinstatement as required of all items to facilitate proposed EWI works. Items to include but not limited to:</p> <ul style="list-style-type: none"> i. External lights, conduits, cables etc. ii. CCTV cameras iii. Satellite TV dishes iv. Communal TV aerials v. Lightning protection down conductors vi. Service penetrations vii. Signage viii. Existing lead flashings and ring beam cover strips <p>b) Prior to removal test all electrical and TV/communications equipment. Advise CA if any existing components are not in working order.</p> <p>c) Allow to alter and extend all supplies, cables, conduits etc.</p> <p>d) Where items such as external lighting and CCTV cameras are mounted on the external wall surfaces, allow to install additional brackets and extend supports through the new EWI material.</p> <p>e) Allow to test and commission any reinstated services upon completion.</p> <p>f) Remove existing bin store compound</p> <p>g) Provide notice to and obtain permission of Housing Manager and residents prior to disconnecting any satellite TV dishes.</p> <p>h) Allow to extend all existing extract system ducting and provide new vent covers.</p> <p>i) Allow to extend ventilation ductwork to laundry</p> <p>j) Allow to remove, extend housing / fixing points and re-fix dry riser enclosure doors.</p> <p>k) Provide new vent covers to existing air brick locations. Existing airflow to be maintained.</p> <p>l) Allow to cut back existing railings that abut the block. Provide new 100x100SHS steel post to support railings c/w post foundation 600mm deep by 350x350mm. Allow to paint using Hamerite smooth metal paint to match existing.</p> <p>m) Allow to liaise with and make arrangements for cladding system supplier to visit site and provide a structural assessment report of the walls including pull out tests. Provide report to CA prior to commencement.</p>	<p>£</p>	<p>p</p>
<p>4.2</p>	<p>Undertake Repairs to Existing Concrete Structure Shall Mean:</p> <p>Preamble: C20, C90, Z11 Location: External walls complete GENERAL/ APPLICATION/ SYSTEM REQUIREMENTS</p> <p>a. Complete Survey Of Structural Substrate (Existing) shall mean</p> <ul style="list-style-type: none"> • Timing: Before starting work covered in this specification. • Responsibility: Client/Contract Administrator 		
<p>total collection</p>			

	<ul style="list-style-type: none"> • Objective: To confirm suitability for application of specified external wall insulation system. • Survey report: Submit, covering: <ul style="list-style-type: none"> - The form and condition of the structural substrate. - A schedule of repairs and/ or additional works necessary to render the substrate suitable to receive the system. - A schedule of services, fixtures and fittings requiring removal to facilitate installation of the system. - Proposals for treatment of cold bridges that may occur as a result of installing the system, e.g. at door and window reveals, concrete floor edges, movement joints. - Any other relevant information. <p>b. Complete Remedial Work to existing concrete structure shall mean Undertake Remedial work shown to be necessary by survey and to meet requirements of this specification: Employers responsibility. This works to include but not limited to</p> <ul style="list-style-type: none"> - Pressure wash substrate to remove any friable material, algae or lichen, and to provide a good key for Alumasc products. - All necessary repairs to the structure must be carried out by suitably qualified contractors and be complete prior to the application of new cladding <p>PRE-TREATMENTS:</p> <ul style="list-style-type: none"> - Clean Down – Clean down, pressure wash or wire brush substrate to remove any friable and/or deleterious material, and to provide a good key for Alumasc products. - Hack Off - All damaged and loose areas of existing render, extent of hack off to be determined by contract administrator and agreed within remedial survey. - Fungicidal Wash - Scrape off, etc., any heavy organic growths and apply one coat of M.R. fungicidal wash to the entire surface by roller or knapsack spray and allow to dry. 	£	p
4.3	<p>Provide Remedial Wall ties to Existing Brickwork Shall Mean: Preamble: C20, C90, Z11 Location: External walls complete</p> <ul style="list-style-type: none"> a) Install remedial wall ties using specialist grade 304 or 316 stainless steel helical rod having minimum tensile strength of 1150 N/mm² bonded with high performance Helifix PolyPlus polyester resin in the external masonry leaf. b) Remedial Wall ties to be fixed at not less than 2.5 per square metre (900mm horizontal x 450mm vertical centres) c) System to be ResiTie as suitable for use in all coastal and marine environments. 		
4.4	<p>Design and Install New Terracotta Rainscreen Cladding System Shall Mean:</p> <p><i>Preamble: H92, M21, Z20, Z22</i> <i>Location: External walls to al Elevation</i> <i>Drawings: Proposed Elevation Drawings</i></p>		

total collection

4.5	<p>a) Design, supply and Install TERRACOTTA RAINSCREEN CLADDING system complete with external wall insulation and all fire barriers as manufactured by Keramik GmbH & Co, Reeser Strasse 235, D-46446 Emmerich am Rhein, Tel +49 (0)2822 / 81 11-0 in accordance with manufacturers recommendation specification or other equal and approved Terracotta Rainscreen Cladding system,</p> <p>NB: - Units to be natural clay, frost resistant with low soluble salt content and low water absorption as defined in BS3921. The units, including site cut units, are to be free from cracks, chips, surface blemishes or irregularity of shape, of consistent colour and surface texture.</p> <p>b) To include all products, fixings and interfaces necessary to complete the fabrication and installation. Performance criteria to comply with Design/Performance Requirements and Testing subsections and to provide thermal insulation which exceeds the current value requirements</p> <p>NB:</p> <p>1. The new cladding system is contractor Design. The successful contractor shall work with the manufacturer and an approved cladding contractor to design and install a system that meets the requirements of the preambles and this Schedule of Works. The drawings included as part of this package are for information purposes only and should not be relied upon by the contractor to provide the agreed final design solution</p> <p>Provide Render Only to Plant Rooms Shall Mean:</p> <p><i>Preamble: M21, Z20, Z22</i> <i>Location: Rooftop plant room external wall surfaces</i> <i>Drawings: Proposed Roof Plan and Proposed Elevations</i></p> <p>a) Supply and Install render only system in accordance with specification AGA/SA-SP61737-S4 by Alumasc Exterior Building Products Ltd or equal and approved.</p> <p>b) Allow to supply and install Alumasc Façade Protector to all rendered surfaces.</p>	£	p
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	total collection		