		Item	£	p
	PART III			
	SCHEDULE OF WORKS			
	GENERALLY			
3.1.	The Contractor is to ensure that a copy of this Specification is retained on site during the course of the works and is accessible to all site operatives. Any references to left and right are viewed facing the element from outside the building.			
	Workmanship			
3.2.	All work is to be carried out in accordance with BS8000, in a good workmanlike manner in accordance with Parts I and II of this Specification. The Contractor is to comply with all relevant Building Standards and Codes of Practice during the execution of the works.			
3.3.	The contractor shall employ none but fully qualified, competent tradesmen and the whole of the works should be carried out and completed in accordance with best practice.			
	Permanent On Site Foreman			
3.4.	The contractor's attention is drawn to the requirement that a full time site foreman should be deployed and retained on site during all hours of work. This function will include co-ordination of trades, liaising with the CA, liaising with Airport security/ management, co-ordination of deliveries and disposal from site and the management of all Health & Safety issues.			
	Existing Water Supply			
3.5.	The contractor may connect and use the existing rising main water supply when required. Reasonable consumption necessary for the works shall be assumed FOC. The Employer gives no undertaking that this is available at all times.			
	Electricity Supply			
3.6.	The contractor shall allow to take temporary supplies from the Landlord's electrical supply outlets. Reasonable consumption necessary for the works shall be assumed FOC. Allow for neatly securing temporary cables into position and the safe removal and making good on completion. Use 110 volt transformers on site for all electrical tools and all temporary adaptation works to be undertaken by an NICEIC approved electrician.			
	Protection			
3.7.	The contractor will be responsible for fully protecting the surrounding and retained surfaces, fixtures, etc. by whatsoever means necessary any damage resulting to surfaces or areas affected by the works should be made good at the contractor's own expense.			

		Item	£	p
3.8.	The contractor's attention is to be drawn to the fact that the Terminal building is fully operational with a high footfall throughout the working week and various security issues present in the form of Air Traffic Control and Civil Aviation Authority requirements.			
3.9.	Every effort shall be made to minimise noise and inconvenience caused and all pavements, roadways, emergency vehicle access etc., are to be kept clear and unblocked at all times.			
3.10.	The contractor shall note that operatives may be required to undertake security checks of the Employer's choosing and degree before they are permitted to work on the site and the contractor is to develop and agree a suitable booking in/booking out procedure to document who is on site and when throughout all of the works and to make this available for the Employer's inspection upon demand.			
3.11.	The contractor shall ensure that at the end of each working day or working period, all materials and equipment are stored away or locked securely and ladders to all standing scaffolds are left. Under no circumstances will tools and equipment be allowed to be stored in the common parts or on the scaffold during out of working hours.			
	Welfare			
3.12.	The Contractor is to provide full welfare and accommodation for the duration of the works, including a small site office, changing/ lunch facilities, wash and toilet facilities for all site operatives and visitors.			
	Access			
3.13.	As the property is fully occupied at all times, there will be no access allowed through any of the leased areas for any purpose without prior notice. Access to external areas must be via scaffold only and trades persons are only allowed internally into common parts when undertaking works directly occasioned and required to undertake such works.			
	Scaffolding and Equipment			
3.14.	The contractor shall provide all labour and materials of every description and construction and other plant machinery tools, tool sharpening, scaffolding, scaffold boards staging, temporary coverings, dust sheets, tarpaulins, hoisting equipment, haulage and other requisites whatsoever necessary for the execution of the works together with attendance necessary for inspection or measurement of the works by the Contract Administrator.			
3.15.	The contractor shall provide all necessary temporary scaffolding, staging, hoists etc., for the property execution of the works and completion of the works and shall design and implement the scaffolding having regard to operational requirements, phasing and the like.			

		Item	£	p
3.16.	The use of ladders in single stages with vertical heights over 9m or 3 storeys will not be permitted and contravention of this requirement will be notified to the Contract Administration.			
3.17.	Ladders shall not be left in place against buildings nor scaffolding outside working works except where ladders cannot be readily removed on which occasion they must be sealed to prevent access.			
3.18.	Tarpaulin sheets (or other wind sails) must not be fixed to the scaffolding unless it has been specifically designed to take them.			
3.19.	Where scaffolding and temporary roofs require protection from lightning strike, in accordance with the recommendations of the IEE Regulations and BS Code of Practice 6651:1985 Protection of Structures Against Lightning, they shall be certified by a qualified electrical engineer at commencement with regular testing and certification at not less than monthly intervals and additionally when alterations to scaffolding are carried out. The certificates are to be supplied to the Contract Administrator.			
3.20.	The contractor will comply with the Building Regulations and Fire Officer's requirements in connection with any secondary means of escape issues.			
3.21.	Allow the provision of independent scaffolding, safety rails etc., as necessary to permit the safe, proper and timely execution of all elements of the work with consideration being given to occupier premises to enable full operation of windows to ensure means of escape and amenity.			
3.22.	Where scaffolding is required to elevations, erect, maintain, adapt and dismantle on completion and include for manual or mechanical hoisting facilities as appropriate. Allow to adopt and shift scaffolding as necessary for the efficient implementation of the works.			
3.23.	Under no circumstances shall the scaffolding be erected so as to pose either a security or visibility threat to the Air Traffic Control who must be provided with complete panoramic visibility at all times.			
3.24.	At the end of the works, and prior to striking of scaffolding all otherwise inaccessible downpipes and gutters are to be cleaned and any damage made good.			
3.25.	All scaffolding and access routes shall be protected from falling debris by fans, netting, double boarding with polythene in-between the base of the scaffolding is to be protected to prevent unauthorised access. All ladders on bottom lifts must be removed at the end of each working day. The height of the first lift shall not be less than 2.6m to discourage unauthorised access onto the scaffold out of working hours. All ladders must be securely lashed when not in use.			

3.26. All scaffold supports in public areas are to be highlighted with coloured markings and debris netting is to be installed to prevent rubbish falling from the scaffolding with temporary lighting secured to the face of scaffold where this is in a public or otherwise accessible area.

Scaffold Alarm

3.27. Provide, install and maintain an intruder movement sensored – remote monitored alarm system on commencement of scaffold erection through to completion. A scaffold alarm and installers need to be SSAIB registered and the scaffold alarm needs to comply with BS7858 2006 covering all scaffolding elevations. Emergency procedure details should be provided to the CA, Managing Agent and all occupiers of the property.

3.28. Allow for all operatives to wear ID labels, including photographs at all times. Also allow here also for the costs associated with connecting the alarm to a BT telephone network.

Safe working areas and Phasing

3.29. It is envisaged that the works be undertaken on the following phased basis:-

1. Roofing repairs and overhaul.

2. External window repairs, decoration and works in association with general external redecoration.

Emergency Contact

3.30. Provide a contact telephone number for the CA, Airport security/ Air Traffic Control and Managing Agents for out of hours contact in the case of emergency, security risk or danger.

Skips

3.31. The Contractor is required to clear away regularly all waste and remove excess at the end of each day. If skips are used, they must if covered at all times. At no time will exposed skips be acceptable and covers must be replaced overnight. The contractor shall be responsible for maintaining all necessary permits relating to the use and location of skips. Night illumination, sheeting and clear warnings demarcation shall be maintained on all skips as appropriate.

Working Hours

3.32. Working hours on site will be restricted to the following:

Monday – Friday 8:00am to 6:00pm

		Item	£	p
	ROOFING WORKS			
	Generally			
3.33.	The general roof recovering works shall be undertaken using the specification prepared and included below.			
3.34.	The contractor is to take his own roof core samples to satisfy himself with regard to the existing roof build-up and ascertain the extent of work involved in stripping up the existing roof covering. No claims arising from failure to do so will be considered.			
3.35.	The contractor shall not display any advertisements on the scaffolding other than the firm's name board and contact details; neither shall he permit any other advertisements to be displayed without the written authority of the Contracts Administrator.			
3.36.	All roofing materials are to be supplied by **Langley Waterproofing Systems Ltd** and to be fit for purpose and of the type and quality described herein. Any sub-standard materials will be rejected. No alternatives are to be substituted.			
3.37.	The contractor shall employ none but fully qualified, competent tradesmen and the whole of the work shall be carried out and completed in accordance with "Best Practice".			
	Guarantee			
3.38.	The following roof specifications are to be covered by the Langley Waterproofing Systems Ltd single-premium, pre-paid independently-insured workmanship and materials guarantee for a period of 20 years from the date of practical completion. In order to meet this requirement, only roofing contractors that participate in this guarantee scheme may be used. The eligibility of proposed roofing contractors should be confirmed with Langley Waterproofing Systems Ltd (Tel: (01327 704778) prior to inviting tenders.			
	Overlay Of Existing Asphalt to Main Roof Areas			
3.39.	The new system will follow the existing falls and any deviations will be replicated. As a result, some areas of standing water may occur. Please note that neither ice, snow or ponding water will have an adverse affect on the Langley products specified. This applies to both the life expectancy and long-term performance of the system and will not affect in any way, the guarantee status.			

		Item	£	p
	Flat Board Insulation (Where applicable)			
3.40.	The new system will follow the existing falls and any deviations will be replicated. As a result, some areas of standing water may occur. Please note that neither ice, snow or ponding water will have an adverse affect on the Langley products specified. This applies to both the life expectancy and long-term performance of the system and will not affect in any way, the guarantee status.			
	Preparation			
3.41.	All roof-mounted plant and equipment is to be removed and set aside for re-positioning on completion. Liaison with Airport management and ATC is essential to avoid disruption.			
3.42.	Hazard tape is to be removed.			
3.43.	Promenade tiles are to be removed and discarded.			
3.44.	The GRP water tank housing is to be retained during the works.			
3.45.	Lightning conductor tapes to be carefully lifted and re-fixed on completion.			
3.46.	Any downpipes which need to be removed to facilitate the re-roofing work are to be set aside for re-fixing on completion.			
3.47.	ATC Roof: Additional fascia board is to be removed and discarded.			
3.48.	Existing lead flashings are to be carefully raised for re-dressing on completion. Defective sections to be repaired/replaced as required and re-pointed on completion.			
3.49.	Existing asphalt details are to be removed using an angle grinder (the use of hammer and chisel is not permitted).			
3.50.	ATC Roof: Existing felt details are to be removed.			
3.51.	Felt overlays and patch repairs are to be removed.			
3.52.	Solar reflective coatings are to be completely removed by warming and scraping.			
3.53.	Ridges and blisters in the existing asphalt surface are to be warmed and smoothed out.			
3.54.	ATC Roof: Ridges and blisters in the existing felt are to be star cut and sealed flat.			
3.55.	Existing asphalt surfaces are to be cleaned and then treated with a suitable fungicide used strictly in accordance with the instructions of the manufacturer.			

		Item	£	p
3.56.	Rear Canopy: All existing waterproofing is to be removed and any defective areas of screed / decking repaired or renewed.			
3.57.	Allow the Provisional Sum of £3,500.00 for isolated screed repairs following stripping up of waterproofing.		3,500.	00
3.58.	Existing rainwater chutes to be removed and discarded.			
3.59.	Draining Edges: New treated timber drip battens to be provided and screw-fixed at max. 300mm centres.			
3.60.				
3.61.	Where the tops of the new skirtings to brickwork (i.e. the chases for the new lead flashings) will be above the existing damp-proof courses or cavity trays, new damp-proof courses or cavity trays are to be installed at a higher level in accordance with the client's detailed specification (see also "Fixing Instructions").			
3.62.				
3.63.	Rear Canopy: At upstands to brickwork, a chase is to be cut min. 25mm deep and min. 150mm above the finished roof surface, brushed clean and primed with appropriate primer for sealant.			
3.64.	Surfaces to receive torch-applied waterproofing must be smooth, clean and dry.			
3.65.	Asphalt/felt surface, concrete deck and substrates for details to be primed with Langley Primer and allowed to dry.			
	Vapour Control Layer			
3.66.	Rear Canopy Only: Parevapo SBS double reinforced, metal-lined, elastomeric vapour barrier fully bonded by torching (min. 75mm side and end laps).			
3.67.	Vapour control layer to be turned up or returned at perimeters and openings to seal edges of insulation.			
	Insulation			
3.68.				
	Bonding Insulation with Lang-Stik PU Adhesive			

		Item	£	p
3.69.	Vapour control layer to be swept clear of all dirt, debris and loose material, prior to application of adhesive. Apply 15-20mm beads of Lang-Stik PU Adhesive to the vapour control layer in a serpentine pattern. Application Rates: Beads approximately 400mm apart. Set board into the beads within 10-15 minutes and immediately 'walk-in' the board to spread the beads for maximum contact. Repeat 'walking-in' every 5-7 minutes, until the board is firmly attached.			
	Waterproofing			
3.70.	Paradiene 35 S R4 polyester-reinforced elastomeric under layer fully bonded by torching (min. 75mm side and end laps).			
3.71.	Rear Canopy Only: Paradiene 35 S R4 polyester-reinforced, elastomeric under layer spot bonded by torching the top of the roll in such a way as to fuse the film facing in a spot formation as the roll is pushed forward. Minimum 75mm side and end laps to be fully sealed by torching.			
3.72.	Parafor Solo GS Dark Grey (No. 30) elastomeric cap sheet, fully bonded by torching (min. side lap width as determined by the selvedge, min. 150mm end laps). This layer to extend to the top of the fillets and to be laid parallel to the under layer, breaking joints by at least 300mm. Both surfaces being bonded must be heated and a bead of bitumen exuded from all laps.			
	Additional Surface Protection			
3.73.	Maintenance walkways and fire escape routes to be defined by additional layer of Parafor Solo walkway membrane, colour Brown, fully bonded by torching, the selvedge having been removed prior to installation.			
	Specific Details			
3.74.	At the base of all upstands etc. a 200mm wide (100mm horizontal and 100mm vertical) reinforcing strip of Paradiene 35 S R4 underlay to be fully bonded by torching. Contractor's Note: This item is in lieu of angle fillets.			
3.75.	Details to be formed separately using Dark Grey Parafor Solo GS, cut from the width of the roll, on under layer of Paradiene 35 S R4 and fully bonded between layers and to primed base by torching, ensuring that both surfaces being bonded are heated and that a bead of bitumen is exuded from all laps.			
3.76.	Parafor Solo GS to extend at least 150mm onto the main area.			

		Item	£	p
3.77.	The height of skirtings is to be at least 150mm above the finished roof surface.			
3.78.	Rear Canopy Only: Skirtings are to be protected by new Code 4 lead flashings wedged at 450mm centres into a chase and pointed with silicone sealant. Lead flashings are to be fixed in accordance with LDA / LSA recommendations in lengths not exceeding 1.5m with laps of min. 100mm and clips spaced along the free edge to suit the exposure. Exposed vertical edges of waterproofing to be protected by vertical stepped lead cover flashings.			
3.79.	ATC Roof Only: Both layers of the new waterproofing are to be continued up the inner face of the perimeter kerb and across the top (fully supported) and dressed into new GRP edge trim; waterproofing upstands being formed, where required, at the ends of kerbs.			
3.80.	ParaTrim GRP edge trim of the appropriate profile for the site conditions, colour charcoal, screw-fixed at max. 300mm centres over the under layer, which must extend to, and be turned over, the outer edge of the roof / kerb. Butt straps are to be inserted at all joints and preformed corner units are to be used where appropriate.			
3.81.	Draining Edges: Welted drips are to be formed from Dark Grey Parafor Solo GS, cut from the width of the roll, and formed over thin plywood formers nailed to new, treated timber drip battens.			
3.82.	The height of kerbs to openings is to be at least 150mm above the finished roof surface.			
3.83.	Both layers of the new waterproofing are to be continued up the outer face and across the top of kerbs to openings.			
3.84.	Rear Canopy Only: New lead rainwater outlets to suit diameters of fall pipes to be primed on both surfaces of the flange and fully bonded to min. 0.5m x 0.5m soaker of Paradiene 35 S R4. A reinforcing layer of Paradiene 35 S R4 to be then fully bonded to the primed lead outlet and projecting soaker prior to application of the cap sheet. Outlets and reinforcing layers are to be let into the roof / insulation surface. Wire guards are to be fitted on completion.			
3.85.	New Code 5 lead rainwater chutes to form full-height lining to the sides of the opening/s with a 25mm turn-in under the bridging and to be returned onto the outer wall face with "wings" dressed into chases in the brickwork. Where bonded into the waterproofing, the lead is to be primed on both surfaces and fully bonded to a 0.5m x 0.5m fully bonded reinforcing underlay of Paradiene 35 S R4. A second, 0.5m x 0.5m, reinforcing under layer to be then fully bonded over the outlet and onto the surrounding under layer prior to fixing the cap sheet; both these layers being lapped onto the lead by at least 150mm. Outlets and reinforcing layers are to be let into the roof surface.			

		Item	£	p
3.86.	New lead (or other non-ferrous metal) pipe sleeves (for cold pipes) with min. 300mm x 300mm base plates to be primed on both surfaces of the flange and fully bonded to the under layer. Min. 0.5m x 0.5m reinforcing piece/s of underlay to be then fully bonded over the base plate/s and onto the surrounding under layer prior to fixing the cap sheet.			
3.87.	Roof-mounted plant, equipment and other free-standing items to be placed on load-spreading plates on sacrificial layers of cap sheet.			
3.88.	Lightning conductor tapes to be resecured with straps of Parafor Solo GS fixed by torching. Straps to be at max. 1m centres (or as otherwise directed).			
3.89.	Splash pads to be fixed under downpipes.			
3.90.	Ladder Feet/Stairway Fixings: To be sealed with Paracoat Liquid Coating as detailed elsewhere. Liquid to extend min.150mm onto the main area and be neatly masked off.			
3.91.	Front Canopy Clock: Upstand to be formed with Paracoat Liquid Coating as detailed elsewhere. Liquid to extend min.150mm onto the main area and be neatly masked off.			
	Completion of The Above Works			
3.92.	Lead counter flashings to be carefully re-dressed over the skirtings.			
3.93.	Downpipes and shoes to be re-fixed, having been adjusted to clear the new roofing system.			
3.94.	Cables to be supported on cable trays resting on load-spreading bases on sacrificial pieces of cap sheet.			
3.95.	All outlets to be checked for blockages and cleared if necessary.			
3.96.	Roof surface to be swept clean.			
3.97.	Lightning conductors are to be tested by a specialist.			
3.98.	All arisings from the works are to be removed from site and disposed of appropriately.			
3.99.	Reinstate safe walkway demarcation lines on roof areas between main access staircases and ATC stairs, and to all changes in level using Black/Yellow hazard warning tape.			
	ATC Surround and Rooflight Areas			
3.100.	Overlay Of Existing System. The new system will follow the existing falls and any deviations will be replicated. As a result, some areas of standing water may occur. Please note that neither ice, snow or ponding water will have an adverse affect on the Langley products specified. This applies to			

		Item	£	p
	both the life expectancy and long-term performance of the system and will not affect in any way, the guarantee status.			
	Preparation			
3.101.	Glazing, glazing bars and all associated materials to be removed and cleared from site.			
3.102.	ATC Surround: Access steps to be carefully removed and set aside for re-fixing upon completion. Temporary access may need to be maintained.			
3.103.	All exposed openings are to be temporarily protected and made watertight at the end of each working period.			
3.104.	Existing lead flashings to be carefully raised for re-dressing on completion. Defective sections to be repaired/replaced and re-pointed upon completion.			
3.105.	Felt overlays and patch repairs to be removed.			
3.106.	Solar reflective coating to be completely removed by warming and scraping.			
3.107.	The existing kerbs to openings to be inspected for deterioration and repaired as necessary.			
3.108.	Kerbs to openings to be raised if required to min. 150mm above the finished roof surface.			
3.109.	Substrate: Investigate any structural defects or cracks in the substrate before applying the waterproofing system.			
3.110.	Fill mortar joints flush.			
3.111.	Organic Growth: neutralise any residual bacterial growth with Paracoat Bio, biocidal wash. Apply with brush, roller or spray at rate of 6-8m² / Litre. Allow to dry and sweep off any residue. Further washing not necessary.			
3.112.	Overlays: Remove all felt overlays and patch repairs.			
3.113.	Contamination: Remove any contamination that could impair system adhesion. All affected areas should be swept or power washed. Note: Power Washing (max. 2000psi) Care must be taken to avoid penetrating the waterproofing layers through defective joints etc.			
3.114.	Existing Asphalt: Check for security. Warm and smooth out all ridges and blisters. Make good where necessary.			
3.115.	Metal Surfaces: Remove all loose/flaking coatings and wire brush clean.			

		Item	£	p
	Prime with Paracoat Epoxy Metal Primer. Apply with brush or roller at a rate of approximately 10m² / litre. Allow to cure (leave at least 24 hrs before over coating).			
3.116.	All Areas: Sweep to remove dust and debris.			
	Waterproofing			
3.117.	Guidance Notes – General: a) Temperature: Check ambient and substrate temperature prior to application. Minimum application temperature 5°C. b) Details: Treat first. c) Drying: Allow coats to dry overnight. Drying time @ 20°C & 50% RH, 12 hrs.			
3.118.	Note: All skirtings, details, penetrations etc to be waterproofed prior to the main area.			
3.119.	Skirtings / Details: Application of coatings and GFM are as per the main area. Where existing details are being left in-situ and over-coated, coating and GFM to extend at least 50mm beyond existing detail. Any gaps around penetrations to be taped prior to applying Paracoat EC to prevent loss of coating.			
3.120.	Embedment Coat: Paracoat EC (colour black). Apply a continuous and even coat by brush or roller, at the rate of 1.0 litre/m². Embed Paracoat GFM 225 reinforcement into the wet coating with a fully loaded roller or brush, (do not use a dry roller or brush), leaving no wicks. Ensure coating is forced through the mat, and there is no entrapped air. Laps in reinforcement mat, minimum 50mm. Allow to dry.			
3.121.	Embedment Coat: When dry; check for wicks. Any standing proud must be removed by cutting or sanding down.			
3.122.	Top Coat: Paracoat TC (colour dark grey). Apply a continuous and even coat by brush or roller, at the rate of 0.75 litres/m².			
3.123.	Walk on time for the Paracoat Topcoat is approximately 12 hours depending on coverage rate used and ambient conditions.			
	Rooflights (Provisional Item)			
3.124.	ParaDome roof lights are the subject of BBA Agrément Certificate No. 03/4016 Langley roof lights and upstands. ParaDome roof lights are to be supplied by Langley Waterproofing Systems Limited, Bishop Crewe House, North Street, Daventry, Northamptonshire, NN11 4GH.			

		Item	£	p
	Tel: 01327 704778 Fax: 01327 704845 email: enquiries@langleywaterproofing.co.uk Any deviation from the specifications detailed below can only be made with the approval of Langley Waterproofing Systems Limited. **Rooflight Specification**			
3.125.	Certification:- ParaDomes are to be supplied in compliance with Agrément Certificate No. 03/4016. ParaDomes are to be manufactured in compliance with ISO 9001:2000. ParaDomes are to be classified B, Non Fragile when tested in accordance with ACR[M]001:2000. ParaDomes are to be classified type SB 1200 when tested in accordance with prEN 1873. Performance:- ParaDomes are designed to support a minimum imposed load of 0.75kN/m² snow loading. However, BS 6399: Part 3: 1988 should be used for calculating the actual load where it is expected to be greater than 0.75kN/m². Glazing is to be thermoformed from minimum 3 mm thick enhanced UV-protected polycarbonate. Approximate light transmission, when measured to ASTM D 1003: 2000, of individual glazing membranes: Clear: 88% Opal: 40% Bronze: 45% Clear / stippled: 83% Fire Performance: BS 476: Part 7: Class 1 Approved Document B (2000): Tp(a) DIN 4102: B-1. Installation:- All ParaKerb roof light kerbs are to be installed strictly in accordance with BS 8217 / 8218 and the fixing instructions provided in Detail Sheets 2, 3, & 4 of Agrément Certificate No. 03/4016. **Rooflight Guarantee**			

		Item	£	p
3.126.	When supplied as part of a total roofing package, ParaDomes are covered by all warranties and guarantees issued by Langley Waterproofing Systems Limited.			
	Schedule			
3.127.	2 No. Paradome Xspan thermally enhanced self supporting lanternlight roof lights measuring 5.40m x 3.00m manufactured in 18 No. bays pitched at 30° complete with 0.5m vertical glazing to perimeter.			
3.128.	Structural Glazing to be fitted to suitably prepared and waterproofed kerb by Xtralite (Roof lights) Ltd.			
	Completion of Roof Works			
3.129.	Lead counter flashings to be carefully re-dressed over the skirtings.			
3.130.	All outlets to be checked for blockages and cleared if necessary.			
3.131.	Roof surface to be swept clean.			
3.132.	Lightning conductors are to be tested by a specialist.			
3.133.	All arisings from the works are to be removed from site and disposed of appropriately.			
	EXTERNAL REPAIRS AND REDECORATION			
	Window and Door Overhaul			
	Protection of Clocks, Signage, Antennae, Aerials, Radio/ Comms equipment, Lightning Conductors, Cables/ Conduit and general Services			
3.134.	The Contractor shall plan the works to all areas so as to afford full protection to all existing services and shall avoid removing or interfering with any communications equipment during repairs or decoration works. If any particular equipment must be moved temporarily to facilitate works, this must only be undertaken after full liaison with airport management and the relevant lessees. Reinstatement on completion is required.			
3.135.	Protect all existing signage decals to elevations and clock to façade during the works.			
	Silicone jointing between all frames and openings			
3.136.	Rake out and remove all defective, cracked and old silicone to junctions between all doors and windows, and adjacent masonry surfaces and re-run in new neatly pointed low modulus external grade silicone mastic. Colour: Green or White or to match existing.			

		Item	£	p
	Easing and adjusting steel "Crittall" windows and doors – General Items			
3.137.	The Contractor shall allow and include for overhauling all existing "Crittall" steel windows, doors, frames and fixed lights to all elevations to comprise of: o Releasing all painted shut or sticking units o Thoroughly mechanically sanding down excessive burrs or paint layers with course grade paper to all components o Sanding down all faces of all components, internally and externally, with medium and then fine grade paper to remove all loose, flaking or otherwise defective areas of paint o Oiling and easing all moving components o Cleaning off paint spills/ overpainting to all glazing internally and externally			
	Easing and adjusting steel "Crittall" windows and doors – Specific Items			
3.138.	The Contractor shall allow for the following specific works to existing "Crittall" steel windows, doors, frames and fixed lights to all elevations as may be instructed by the CA on site:			
3.139.	Allow to rake out defective linseed oil glazing putty from window units as directed by the CA and for cleaning frame and glazing before rerunning and finishing to a neat struck profile.			
	Allow the Provisional Quantity of 90lm in small lengths n.e 300mm	90lm		
3.140.	Allow the Provisional Quantity of 70lm in small lengths n.e 600mm	70lm		
3.141.	Provide and fix new casement stay and pin to match existing			
	Allow the Provisional Quantity of 20no.	20no.		
3.142.	Provide and fix new door lever latch to match existing.			
	Allow the Provisional Quantity of 5no.	5no.		
3.143.	Hack out and re-glaze existing door/ window panel including new putty glazing etc in 4mm clear float glass			
	Allow the Provisional Quantity of 10no. panels approx 500mm x 300mm	10no.		
3.144.	Hack out and re-glaze existing door/ window panel including new putty glazing etc in 6mm clear toughened glass to BS6206.			
		25no.		

		Item	£	p
	Allow the Provisional Quantity of 25no. panels approx 500mm x 300mm			
	Easing and adjusting timber doors – General Items			
3.145.	The Contractor shall allow and include for overhauling all existing timber doors, frames and fixed lights to all elevations to comprise of: o Releasing all painted shut or sticking units o Thoroughly mechanically sanding down excessive burrs or paint layers with course grade paper to all components o Sanding down all faces of all components, internally and externally, with medium and then fine grade paper to remove all loose, flaking or otherwise defective areas of paint o Oiling and easing all moving components o Cleaning off paint spills/ over painting to all glazing internally and externally o Making good to all cracked and open joints, filling all indentations and surface imperfections, re-securing glazing beads, new linseed oil putties, draught-stripping and general rubbing back and preparing for decoration as described below.			
	Easing and adjusting timber doors – Specific Items			
3.146.	The Contractor shall allow for the following specific works to existing timber doors, frames and fixed lights to all elevations as may be instructed by the CA on site:			
3.147.	Allow to rake out defective linseed oil glazing putty from glazed units as directed by the CA and for cleaning frame and glazing before re-running and finishing to a neat struck profile.			
	Allow the Provisional Quantity of 10lm in small lengths n.e 300mm	10lm		
3.148.	Allow the Provisional Quantity of 5lm in small lengths n.e 600mm	5lm		
3.149.	Provide and fix new door lever latch to match existing			
	Allow the Provisional Quantity of 3no.	3no.		
3.150.	Hack out and re-glaze existing door panel including new putty glazing etc in 6mm clear toughened glass to BS6206.			
	Allow the Provisional Quantity of 10no. panels approx 500mm x 300mm	10no.		
	Steelwork support stringers to External Staircases			
3.151.	The Contractor shall provide localised access scaffolding to both staircases			

		Item	£	p
	to enable the CA to carry out a close inspection of the staircase steelwork.			
3.152.	Allow for a heavy wire brush of the existing metal staircase support steelwork giving access from the ground floor to the roofs to remove all loose and delaminating steel. After wire brushing, clean back to a sound stable surface and treat with Germalite or other approved corrosion inhibitor as per the manufacturers recommendations.			
3.153.	Contractor is to allow the Provisional Sum of £6,000.00 for plating and or other structural repairs once the CA has inspected the sound/ cleaned back surfaces.		6,000.	00
3.154.	On completion of any repairs, treat any bare metal with corrosion inhibitor such as Germalite or other approved product and leave ready for painting as specified below.			
	External Painted Metalwork Generally			
3.155.	Allow for wire brushing and cleaning down all painted external metalwork to remove all loose and friable materials. After wire brushing, clean back to a sound stable surface and treat with Germalite or other approved corrosion inhibitor as per the manufacturers recommendations.			
3.156.	On completion of any repairs, treat any bare metal with corrosion inhibitor such as Germalite or other approved product and leave ready for painting as specified below.			
	Stucco Render/ Painted Masonry			
3.157.	The existing painted masonry parapets, roof areas, elevations/ facades, parterre area to front (airside), stair soffits, cornices, reveals and cills are to be retained and restored.			
3.158.	At main roof level, rake out all existing movement joints in parapet walls to a depth of at least 25mm and clean apertures. Repoint joints with low modulus external quality joint sealant finished flush with adjacent surfaces. Colour: White or to match existing			
3.159.	In conjunction with the works generally, clean down all previously rendered/painted masonry including removing all surface detritus and leave ready for repairs as described.			
3.160.	Cut out all cracks in stucco render as directed by the Contract Administrator to a neat "V" joint profile and make good in an approved external filler, reference 'Ronafix' modified mortar or 'Murex' filler, rubbed down to a smooth finish and neatly jointed to sound adjacent surfaces ready for redecoration.			

		Item	£	p
	Allow the Provisional Quantity of 140lm in small lengths n.e 0.45lm.	140lm		
3.161.	Allow the Provisional Quantity of 130lm in lengths n.e 2.5lm.	130lm		
3.162.	Cut out cracks on directed, full depth, 50mm wide and re-render as per clause below. Allow the provisional quantity of 200lm, 50mm wide.			
3.163.	Cut out and remove loose/debonded sections of render back to a sound substrate as directed by the CA on site. Wire brush substrate to provide key and prime with a 50:50 mix of PVA/water solution to provide bonding/key. Make up render in two to three coat application, 1:1:5 ½ and 1:1:6 cement/lime/sand mortar with first coat scratched for key for second coat finished as existing and all feathered to existing and ready for decorations. Allow the Provisional Quantity of 150m^2 in small areas n.e 0.35m^2.	150m^2		
3.164.	Cut out and remove isolated loose/debonded small sections of render back to a sound substrate as directed by the CA on site. Wire brush substrate to provide key and prime with a 50:50 mix of PVA/water solution to provide bonding/key. Make up render in two to three coat application, 1:1:5 ½ and 1:1:6 cement/lime/sand mortar with first coat scratched for key for second coat finished as existing and all feathered to existing and ready for decorations. Allow the Provisional Quantity of 40m^2 in small areas n.e 0.15m^2.	40m^2		
	<u>Decorations</u> **<u>Existing and New Joinery including any Windows, Doors, Framing, Trims, Fascias etc.</u>** Where new exterior woodwork is provided, wash down all new timber with detergent, water rinse and dry. Prepare wood with medium and then fine grade sandpaper.			
3.165.	To previously painted areas, provide suitable protection to glazing and ironmongery etc. Carefully remove all blistered, poorly adhered or otherwise defective coatings to all surfaces including internal sections of rebated frames, etc. Open up joints which are not tightly fitting and rake out thoroughly. Cut out minor decayed wood and clear out all rebates. Rub down thoroughly to produce a smooth clean surface and dust off. Fill all raked areas and imperfections with a flexible filler as recommended by Paint Supplier/Manufacturer and re-putty where necessary prior to commencing painting specification. Feather all edges including edges between new and existing timber.			

		Item	£	p
3.166.	Prime all bare wood with one coat of "Dulux Wood Primer White" or "Dulux Quick Drying Wood Primer Undercoat" BS5082 (where speed is important). Ensure any end grain and joints are liberally coated. and once prepared, paint all new and previously painted timber with the specified paint system (2 no. coats of "Dulux Trade Undercoat" followed by two coats of "Dulux Trade High Gloss Finish") prepared in accordance with Section M60 painting/clear finishing generally and in particular, with regards to sub-clause 12. Colour: White or to match existing **Existing Metalwork including any Windows, Doors, Framing, Trims, Fascias, Pipes/ Hoppers, Supports, Parapet Railing, Railings etc.**			
3.167.	Wash down all surfaces with detergent, water rinse and dry. Prepare with medium and then fine grade sandpaper.			
3.168.	To previously painted areas, provide suitable protection to glazing and ironmongery etc. Carefully remove all blistered, poorly adhered or otherwise defective coatings to all surfaces including internal sections of rebated frames, etc. Open up joints which are not tightly fitting and rake out thoroughly. Rub down thoroughly to produce a smooth clean surface and dust off. Fill all raked areas and imperfections with a flexible filler as recommended by Paint Supplier/Manufacturer and re-putty where necessary prior to commencing painting specification.			
3.169.	Prime all bare metal with one coat of "Dulux Metal Primer White". Ensure any joints are liberally coated. and once prepared, paint all new metalwork with 2 no. coats of "Dulux Trade Undercoat" followed by two coats of "Dulux Trade High Gloss Finish") prepared in accordance with Section M60 painting/clear finishing generally and in particular, with regards to sub-clause 12. Colour: Green or to match existing			
	Previously Painted or newly repaired Render or Stonework			
3.170.	On completion of all repairs and preparation works described above, apply a stabilising solution to the rendered areas and existing areas and paint all rendered/previously painted stucco or render work with two coats "Dulux Weathershield" quick drying masonry paint. Colours: Main Areas: Matt Gardeniere or to match existing			

		Item	£	p
	Bands/ Cornices: Matt White or to match existing			
	Mullions and Window Surrounds: Matt Gardeniere or White as Existing			
	Patination Oil to Leadwork			
3.171.	Provide an application of a smear of patination oil to all new and existing leadwork as soon as is practical after fixing to reduce white carbonation.			
	Solar Reflective Paint to Retained Asphalt			
3.172.	Provide 2 coats of J W Bollom or equal approved solar reflective paint to all new and existing asphalt as soon as is practical after installation.			
	Edge Nosings to Stairs			
3.173.	Redecorate all existing white edge nosings to all steps as part of the works.			
	COMPLETION			
3.174.	On completion of the works, clear the site of all plant, tools and equipment.			
3.175.	Thoroughly clean down and polish all glazing.			
3.176.	Thoroughly wash down any surfaces with residual builders dust etc.			
	CONTINGENCY			
3.177.	Allow the Contingency Sum of £14,000.00 to be expended in whole or in part at the discretion of the CA on site.		14,000	00

		Item	£	p
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