

REF: DDJ/19052 CONTRACTOR: _____

FLAT 5 BALCONY - 15 SOUTH TERRACE, LITTLEHAMPTON

PART 2

2.0 PREPARATION

- 2.1 On this contract with reference to Clause 1.22 2.5% of the final contract sum **will not** be retained during the Rectification Period.
- 2.2 The contractor shall take a series of photographs of the property and all areas which may be affected by the works using a digital camera (not a mobile telephone) and shall provide a copy of these photographs to the Contract Administrator on CD or DVD prior to the works commencing on site.
- 2.3 The contractor is to protect all internal and external floor and wall finishes to all areas of the property which will be affected by the works and to make good any damaged or disturbed areas on completion.
- 2.4 The contractor must provide digital progress photographs, suitably annotated, of the works showing key stages of the remedial repairs and redecorations to the Contractor Administrator on CD or DVD or by email at regular intervals. Any areas of the works not photographed during the works to identify key stages of the repairs, e.g. installation of bed joint reinforcement, may be considered to have not been carried out and will therefore not be paid without the contractor proving the works have been undertaken by opening up at his own expense.
- 2.5 The contractor is to provide all necessary temporary access scaffolding, hoists, etc., as may be necessary to safely undertake the works. Where necessary the contractor is to liaise with neighbours regarding access for erection of and positioning of any scaffolding.
- 2.6 If the contractor wishes to remove debris from site by skip he shall liaise with the Contract Administrator regarding positioning of the skips. The contractor is to obtain and pay for all necessary licences etc. should the skips need to be positioned on the public highway.
- 2.6 The project falls under the CDM 2015 Regulations. The contractor shall comply with all requirements as Principal Contractor and shall supply a Developed Health and Safety Plan to the Principal Designer prior to the works commencing. The contractor must also supply the Health and Safety file at final account stage.

3.0 SCAFFOLDING

- 3.1 Install scaffolding adequate to facilitate the works. Scaffolding to extend to the width of the works to ensure sufficient access.

4.0 DEMOLITION WORKS

- 4.1 Ensure balcony roof is adequately propped.
- 4.2 Ensure timber posts are adequately restrained.
- 4.3 Carefully remove the wrought iron balustrade, bird netting and windows and set aside for later reinstatement. Handrails to be discarded.
- 4.4 Remove timber decking and set aside for later reinstatement.
- 4.5 Remove timber joists and discard.
- 4.6 Carefully remove downpipe and set aside for later reinstatement.
- 4.7 Remove all rotted timber beams. Measure the beam dimensions and ensure new beams will match originals.
- 4.8 Investigate the fixing of the timber beam in the wall of the building and report to Structural Engineer.
- 4.9 Inspect the timber posts supporting the balustrading and canopy and report any defects to the Structural Engineer.

5.0 REINSTATEMENT

- 5.1 Refer to drawings 19052/002 and 19052/003 showing reinstatement.
- 5.2 Replace rotten timber beams with new galvanised steel beams as per reinstatement drawing.
- 5.3 Replace timber joists with like for like built into existing wall of building as before and fixed to new steel beam. Detail to be confirmed with Structural Engineer. Timber joists to be treated timbers.
- 5.4 Reinstall original timber decking.
- 5.5 Allow here to provide new timber decking (to be confirmed by Structural Engineer if required).
- 5.6 Take wrought iron balustrading to fabricators. Strip and apply hot zinc spray protection. Prepare the zinc surface as required and apply undercoat and gloss top coat of Dulux Metalshield paint.
- 5.7 Provide extra over figure here to powder coat finish the balustrading.
- 5.8 Reinstall wrought iron balustrading and windows. Provide new treated softwood handrails over the existing balustrade top member.
- 5.9 Allow price here to replace one vertical timber post (to be confirmed by Structural Engineer).

5.10 Re-secure timber posts supporting the balcony roof to the new steel beam. Discuss detail with Structural Engineer. Assume two galvanised cleats bolted to the posts and beam.

5.11 Provide and install new marine ply cladding to steel beams.

5.12 Reinstate glazing, cladding, bird netting, etc.

6.0 PLUMBING AND DRAINAGE

6.1 Reinstate downpipe or replace like for like if not re-usable.

7.0 DECORATION AND PAINTING

7.1 Stain the timber decking to Client's choice.

7.2 All new timber to be prepared, primed and finished with undercoat and gloss top coat.

7.3 Timber cladding on steel beams to be prepared and painted with primer, undercoat and gloss top coat.

7.4 Handrails to be prepared and painted with primer, undercoat and gloss top coat.

7.5 Prepare and paint the joists and soffit timbers with primer, undercoat and gloss top coat.

8.0 CONTINGENCIES

9.1 Allow here contingency item of £1,000, only to be expended with the permission of the Contract Administrator.

Sub – total £
 VAT @ 20% £

TOTAL £

DAYWORKS	Contractor's Name, Address & Tel. No.
Contractor to show his daywork rate:	
Tradesmen £ per hour	
Labourers £ per hour	
Percentage on materials %	
These rates to be used in conjunction with extras, Provisional sums and contingencies.	Signed..... Dated
Proposed Contract Period	weeks