

GAUNT FRANCIS
Architects

12068/102/SPEC/BEARD/REV A

NOVEMBER 27, 2013

BEARD BUILDING CONTRACTORS

BUILDING 102
ENGINE TEST HOUSE

SCHEDULE OF EXTERIOR WORKS
BICESTER HERITAGE

Ref	Location or Element		ALL PAINT COLOURS TO BE AGREED WITH GFA BUT ASSUME DULUX WEATHERSHIELD SYSTEM.	Priority	Budget Cost(£)
	<u>EXTERNALLY</u>		Refer also to GFA's schedule of finishes.		
1.0	Walls				
1.1	URGENT	North east elevation - Rendered & distressed single skin brickwork requires inspection by structural engineer.	Allow for repairing render or re-rendering in line with structural engineers' recommendations. Render detailing, texture, colour & decoration to be agreed with architects. Stop render at DPC.	Urgent Presentation Work	£
1.2	URGENT	North west elevation – Gable elevation	Minor repairs to pointing etc. to be agreed on site with architect in line with previously agreed general repair standards.	Urgent Presentation Work	£
1.3	URGENT	South east elevation – Gable elevation	Remove <i>extract ducting and make good the opening in preparation for possible new extract.</i> Minor repairs to pointing etc. to be agreed on site with architect in line with previously agreed general repair standards.	Urgent Presentation Work	£
1.4	URGENT	South west elevation - Front	Minor repairs to pointing etc. to be agreed on site with architect in line with previously agreed general repair standards.	Urgent Presentation Work	£
1.5	URGENT	Brickwork generally requires cleaning.	Clean down face of brickwork generally, using pressure jet wash and mild detergent/fungicidal wash to remove algae growth.	Urgent Presentation Work	£
1.6	URGENT	Concrete lintels require inspection by structural engineer.	Lintel remediation work to be as recommended by structural engineer. Replacement lintels to be natural concrete finish to match existing & the retained/repared lintels to be cleaned/sand-blasted and left undecorated.	Urgent Presentation Work	£

1.7	URGENT	Various old metal work, wiring, pipework and fixings to face of the brickwork requires removing and brick work re-pointing.	Cut out metal fixings etc. and undertake patch re-pointing to brickwork as required.	Urgent Presentation Work	£
1.8		Dated cracking through brickwork bed and perp & some spalling of bed joint at DPC level requires raking out and re pointing.	Carry out patch re-pointing repairs to isolated areas of brickwork as required.	Non Urgent Repair Work	£
1.9		DPC requires inspection.	DPC inspection to be included in damp & rot report.	Non Urgent Repair Work	
2.0	Windows	Painted metal windows generally to the property			
2.1	URGENT PAINT & MASTIC COLOURS TBA WITH GFA	Windows require overhaul.	Undertake overhaul of windows including: <ul style="list-style-type: none"> • Re glazing of isolated areas of broken glass as required. • Rake out and re-mastic frames against masonry reveals to approved sample. • Easing and adjusting opening casements to operate correctly. • Installation of opening restrictors to opening casements in respect of health and safety. • Back to metal preparation and redecoration of windows inside and out. • Strip/clean external cills back to concrete. 	Urgent Presentation Work	£
2.2	URGENT	Plywood boarding to protect windows	Carefully remove any remaining plywood to the outside face of the windows and remove all debris from site.	Urgent Presentation Work	£

3.0	Doors				
3.1	URGENT PAINT COLOURS TBA WITH GFA	To the south west elevation there are 3 loading/vehicle entrance doors in timber which are traditional legged and braced doors in poor condition.	<ul style="list-style-type: none"> • Replace all three double door sets with new matching framed, braced & boarded doors. • Allow for personnel doors within new double doors as indicated on elevations. • Prime & decorate doors to colours & paint specification agreed with architects. • All new doors to have traditional ironmongery, locks & bolts from a range agreed with architects. 	Urgent Presentation Work	£
3.2	URGENT	External ironmongery requires upgrading.	Submit proposals & samples for replacement. Range TBA with Architects.	Urgent	£
3.3	URGENT	Thresholds up to main entrance doors require making good.	Clean & patch repair existing thresholds ready for new doors.	Urgent Presentation Work	£
4.0	Roof				
4.1	URGENT	Existing roofing is asbestos slate with clay ridge tiles. Roof structure & wall plates will require inspection by structural engineer before works are begun & a full rot report will be required.	Whole roof covering is to be replaced with new diamond shaped artificial slates laid onto Kingspan Nilvent felt over repaired & treated sarking boards & roof structure. Verge & ridge detailing to match existing.	Urgent Presentation Work	£
5.0	Rainwater Goods		ALL RAINWATER GOODS ARE TO BE CAST IRON AND COLOURS TO BE AGREED WITH GFA		
5.1	URGENT	Existing rain water goods seem to be a mixture of cast metal & painted plastic in poor state of repair.	Replace all rainwater goods with painted cast iron goods as specified by architects.	Urgent Presentation Work	£

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6.0	External Joinery				
6.1	URGENT PAINT COLOURS TBA WITH GFA	Eaves consist mostly of exposed rafter ends with some fascia board detailing. Rafter ends will need to be inspected for rot. All roof structure requires inspection by structural engineer.	Allow for repairing/trimming rafter ends & fixing new fascia board thru'out to an agreed detail in line with the original. Decoration to be as specified by architect.	Urgent Presentation Work	£
6.2	URGENT	Existing Building Nos. signage require making good.	Remove & restore/copy existing signs & re-paint with agreed type face and colours & re-fit. Refer to architects painting specification.	Urgent Presentation Work	£
7.0	External Areas				
	URGENT	Concrete apron to the north-east elevation.	Allow for making good & cleaning concrete apron to rear of building including replacement/repair of gullies.	Urgent Repair Work	£



Building 102 Schedule of Works





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