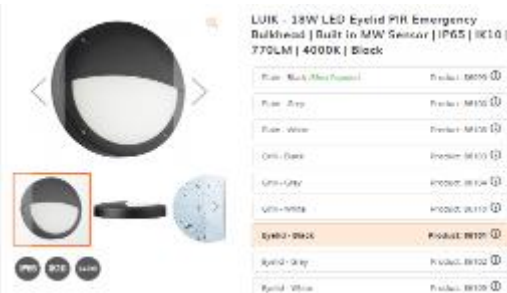


BUILDING FABRIC MAINTENANCE (BFM)

Record Photographs and Outline Scope of Work Information

Issue :	v1_FIRST ISSUE
Date:	22 MARCH 2022

GENERAL ITEMS ALL MATERIALS ARE TO BE PROVIDED STRICTLY IN ACCORDANCE WITH THE PROJECT RANGER MATERIAL SPECIFICATION – ALTERNATIVE PRODUCTS WILL NOT BE ALLOWED AS PART OF THE WORKS, OR SUBMITTED TENDER, UNLESS EXPRESSLY AGREED IN ADVANCE WITH THE UU BUILDING SURVEYOR / PROJECT MANAGER. 1. Contractor to allow for ALL necessary welfare, plant, machinery and access equipment including scaffolding as necessary to complete ALL project works identified in following scope document. 2. Contractor to commission UU Framework ACM Consultant to carry out a full ACM Refurbishment survey to all WORK areas of the building prior to commencement of works on site. ALL ELECTRICAL WORKS TO BE UNDERTAKEN MUST COMPLY WITH CURRENT LEGISLATION, UU ELECTRICAL SAFETY INSTRUCTIONS (FORMALLY SSW18) AND THE WIMES SPECIFICATION WHICH HAS BEEN SUPPORTED AND ADOPTED BY UU ON ALL LV INSTALLATIONS.																					
	ROOF WORKS 1.1 FULLY STRIP BACK, REMOVE AND DISPOSE OF EXISTING FLAT ROOF COVERING INCLUDING EDGE TRIMS 1.2 CONTRACTOR TO ROD EXISTING INTERNAL RW DOWNPIPES AND ENSURE THAT THEY ARE FREE FLOWING PRIOR TO INSTALL OF NEW RW OUTLETS 1.3 PROVIDE AND INSTALL 2NR (TWO) NEW REPLACEMENT 100MM DIAMETER ROOF RW OUTLETS INCLUDING LEAF GUARDS – CONTRACTOR TO ENSURE THAT INTERNAL RW DOWNPIPES ARE FULLY SEALED WITH THE NEW RW OUTLETS. 1.4 PROVIDE AND INSTALL NEW REPLACEMENT MIN 75MM DEEP BLACK PVC EDGE TRIM TO PERIMETER EDGE OF CONCRETE ROOF APRON 1.5 PROVIDE AND INSTALL NEW MINIMUM 20YR GUARANTEED GARLAND FELT FLAT ROOF SYSTEM TO FLAT ROOF AREA NOTE : EXISTING ROOF PROFILE TO BE MAINTAINED AS EXISTING																				
	FRONT ENTRANCE DOORS 1.6 REMOVE AND DISPOSE OF EXISTING DOOR IRONMONGERY 1.7 CLEAN DOWN, SAND AND PREPARE EXISTING TIMBER DOORSETS (INCLUDING DOOR FRAME AND LINING) TO RECEIVE NEW FINISH – PROVIDE AND INSTALL MIN 1NR (ONE) PRIMER COAT, 1NR (ONE) BASE COAT AND 1NR (ONE) FINAL STAIN COAT 1.8 PROVIDE AND INSTALL NEW REPLACEMENT IRONMONGERY 1.9 ISOLATE, REMOVE AND DISPOSE OF INTERNAL BULKHEAD LIGHT FITTING 1.10 REMOVE AND DISPOSE OF INTERNAL VINYL RUNNING MAN SIGN 1.11 PROVIDE AND INSTALL 1NR (ONE) NEW INTERNAL LED ILLUMINATED ‘RUNNING MAN DIRECTIONAL’ FIRE EXIT ESCAPE SIGN 1.12 PROVIDE AND INSTALL 2NR (TWO) NEW EXTERNAL 18W LED EYELID PIR EMERGENCY BULKHEAD LIGHT FITTING EITHER SIDE OF DOOR JAMBS – REFER TO ELEVATION DRAWING FOR LOCATION <table><tr><th colspan="2">LUK - 18W LED Eyelid PIR Emergency Bulkhead Built in MW Sensor IP65 RFLQ 770LM 4000K Black</th></tr><tr><td>Plan - Back (Not Fitted)</td><td>Product: 88105</td></tr><tr><td>Plan - Top</td><td>Product: 88105</td></tr><tr><td>Plan - Side</td><td>Product: 88105</td></tr><tr><td>Ortho - Side</td><td>Product: 88105</td></tr><tr><td>Light - L&R</td><td>Product: 88105</td></tr><tr><td>Light - R&L</td><td>Product: 88105</td></tr><tr><td>Eyelid - Black</td><td>Product: 88105</td></tr><tr><td>Eyelid - Grey</td><td>Product: 88102</td></tr><tr><td>Eyelid - White</td><td>Product: 88103</td></tr></table>	LUK - 18W LED Eyelid PIR Emergency Bulkhead Built in MW Sensor IP65 RFLQ 770LM 4000K Black		Plan - Back (Not Fitted)	Product: 88105	Plan - Top	Product: 88105	Plan - Side	Product: 88105	Ortho - Side	Product: 88105	Light - L&R	Product: 88105	Light - R&L	Product: 88105	Eyelid - Black	Product: 88105	Eyelid - Grey	Product: 88102	Eyelid - White	Product: 88103
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REAR ENTRANCE DOORS

- 1.13 REMOVE AND DISPOSE OF EXISTING DOOR IRONMONGERY
- 1.14 REMOVE AND SET ASIDE FRAME MOUNTED FIRE EXTINGUISHER
- 1.15 CLEAN DOWN, SAND AND PREPARE EXISTING TIMBER DOORSETS (INCLUDING DOOR FRAME AND LINING) TO RECEIVE NEW FINISH – PROVIDE AND INSTALL MIN 1NR (ONE) PRIMER COAT, 1NR (ONE) BASE COAT AND 1NR (ONE) FINAL STAIN COAT
- 1.16 PROVIDE AND INSTALL NEW REPLACEMENT IRONMONGERY
- 1.17 REINSTALL PREVIOUSLY SET ASIDE FIRE EXISTINGUISHER
- 1.18 ISOLATE, REMOVE AND DISPOSE OF INTERNAL BULKHEAD LIGHT FITTING
- 1.19 PROVIDE AND INSTALL 1NR (ONE) NEW INTERNAL LED ILLUMINATED 'RUNNING MAN DIRECTIONAL' FIRE EXIT ESCAPE SIGN
- 1.20 PROVIDE AND INSTALL 2NR (TWO) NEW EXTERNAL 18W LED EYELID PIR EMERGENCY BULKHEAD LIGHT FITTING EITHER SIDE OF DOOR JAMBS – REFER TO ELEVATION DRAWING FOR LOCATION



WINDOW REPLACEMENT

- 1.21 REMOVE AND SET ASIDE 5NR (FIVE) INTERNAL SECURITY BAR SETS (TO ALLOW WINDOW INSTALL)
- 1.22 REMOVE AND DISPOSE OF 5NR (FIVE) EXISTING TIMBER WINDOWS INCLUDING EXTERNAL JAMB LINING TIMBERS
- 1.23 PROVIDE AND INSTALL 5NR (FIVE) NEW REPLACEMENT HARDWOOD WINDOWS INCLUDING INTEGRATED CILL SECTION TO INCLUDE 1NR (ONE) MINIMUM 450MM DEEP ELECTRICALLY OPERATED TOP HUNG OPENING LIGHT
- 1.24 PROVIDE AND INSTALL D8FCE300 LINEAR 230V LINEAR WINDOW OPENER (OR SIMILAR APPROVED) AND ASSOCIATED POWER SUPPLY
- 1.25 PROVIDE AND INSTALL NEW REPLACEMENT HARDWOOD WINDOW BOARD LINING SURROUNDS EXTERNALLY TO 5NR (FIVE) WINDOW OPENINGS (TO REPLICATE EXISTING DETAIL)
- 1.26 CLEAN DOWN AND PREPARE NEW REPLACEMENT WINDOWS AND EXTERNAL TIMBER LININGS TO RECEIVE NEW STAIN FINISH – PROVIDE AND INSTALL MIN 1NR (ONE) BASE COAT, 1NR (ONE) UNDERCOAT AND 1NR (ONE) FINAL GLOSS COAT
- 1.27 REINSTALL INTERNAL SECURITY BARS
- 1.28 PROVIDE AND INSTALL 5NR (FIVE) NEW EXTERNAL WINDOW SECURITY / PROTECTION MESH UNITS FIXED WITHIN EXTERNAL REVEAL OF WINDOW OPENING – 10 GAUGE WELDED MESH WITH MAX 25MM APERTURES FRAMED IN 50x50 STEEL ANGLE WITH SECURITY FIXINGS AT MAX 300MM CENTRES (RAL COLOUR 8014)

		EXTERNAL HANDRAIL & GATES 1.29 REMOVE AND DISPOSE OF EXISTING HARDWOOD TIMBER HANDRAIL 1.30 PROVIDE AND INSTALL CIRCA 68 LNM (SIXTY EIGHT LINEAR METRES) NEW EX 94x38 MACHINED / PROFILED REPLACEMENT HARDWOOD HANDRAIL (WITH PROFILE TO MATCH EXISTING) TO ALL AREAS OF REMOVED TIMBER HANDRAIL 1.27 CLEAN DOWN, SAND AND PREPARE NEW HARDWOOD TIMBER HANDRAIL TO RECEIVE NEW FINISH – PROVIDE AND INSTALL MIN 1NR (ONE) PRIMER COAT, 1NR (ONE) BASE COAT AND 1NR (ONE) FINAL STAIN COAT 1.29 CLEAN DOWN, SAND AND PREPARE 4NR (FOUR) SETS OF EXISTING METAL GATES TO RECEIVE NEW PAINT FINISH – PROVIDE AND INSTALL 1NR (ONE) PRIMER COAT, 1NR (ONE) UNDERCOAT AND 1NR (ONE) FINAL GLOSS COAT
		EXTERNAL BALUSTRADES / GUARDING (REFER TO LAYOUT DRAWING PROVIDED FOR BALUSTRADE DETAILS) 1.31 CLEAN DOWN AND PREPARE CIRCA 21M (TWENTY ONE METRES) OF 1100MM HIGH EXTERNAL BALUSTRADINGS TO REAR OF TERMINAL BUILDING (OVERLOOKING RESERVOIR AREA) TO RECEIVE NEW PAINT FNISH – PROVIDE AND INSTALL 1NR (ONE) PRIMER COAT, 1NR (ONE) UNDER COAT AND 1NR (ONE) FINAL GLOSS COAT 1.32 REMOVE AND DISPOSE OF CIRCA 22.0M (TWENTY TWO METRES) OF 360MM HIGH METAL BALUSTRADING / GUARDING (FIXED THROUGH STONE PARAPET CAPPING) 1.33 PROVIDE AND INSTALL CIRCA 22.0M (TWENTY TWO METRES) OF NEW REPLACEMENT 360MM HIGH METAL BALUSTRADING – DETAIL TO FULLY MATCH EXISTING - FIXED TO TOP OF EXISTING STONE PAPRAPET CAPPINGS 1.34 CLEAN DOWN AND PREPARE NEW 360MM HIGH EXTERNAL METAL BALUSTRADING TO RECEIVE NEW PAINT FNISH – PROVIDE AND INSTALL 1NR (ONE) PRIMER COAT, 1NR (ONE) UNDER COAT AND 1NR (ONE) FINAL GLOSS COAT 1.35 REMOVE AND DISPOSE OF CIRCA 25.0M (TWENTY FIVE METRES) OF 760MM HIGH METAL BALUSTRADING / GUARDING (FIXED THROUGH STONE PARAPET CAPPING) 1.36 PROVIDE AND INSTALL CIRCA 25.0M (TWENTY FIVE METRES) OF NEW REPLACEMENT 760MM HIGH METAL BALUSTRADING – DETAIL TO FULLY MATCH EXISTING - FIXED TO TOP OF EXISTING STONE PAPRAPET CAPPINGS 1.37 CLEAN DOWN AND PREPARE NEW 760MM HIGH EXTERNAL METAL BALUSTRADING TO RECEIVE NEW PAINT FNISH – PROVIDE AND INSTALL 1NR (ONE) PRIMER COAT, 1NR (ONE) UNDER COAT AND 1NR (ONE) FINAL GLOSS COAT
	NO PHOTO AVAILABLE	INTERNAL HEATING 1.38 PROVIDE AND INSTALL 4NR (FOUR) NEW DIMPLEX QRAD ELECTRICAL RADIATORS INCLUDING ASSOCIATED CABLING, CONTAINMENT AND THERMOSTAT EQUALLY SPACED WITHIN VALVE HOUSE

	INTERNAL DECORATION 1.39 CLEAN DOWN, SCRAPE AND PREPARE ALL EXISTING PLASTERED WALLS (ABOVE CERAMIC WALL TILES), CEILING AREAS AND DOWNSTAND BEAMS TO RECEIVE NEW DECORATION – PROVIDE AND INSTALL MIN 3NR COATS OF EMULSION PAINT FINISH (RAL COLOUR - 7015) 1.40 CLEAN DOWN, SCRAPE AND PREPARE ALL EXISTING STAIRCASE AND BALUSTRADE METALWORK (INCLUDING BASEMENT AREA) TO RECEIVE NEW DECORATION – PROVIDE AND INSTALL MIN 1NR(ONE) PRIMER COAT, 1NR(ONE) UNDERCOAT AND 1NR(ONE) FINAL GLOSS COAT PAINT FINISH 1.41 CLEAN DOWN, SCRAPE AND PREPARE 2NR (TWO) EXISTING CHEQUER PLATE FLOOR COVERINGS TO RECEIVE NEW DECORATION – PROVIDE AND INSTALL MIN 1NR(ONE) PRIMER COAT, 1NR(ONE) UNDERCOAT AND 1NR(ONE) FINAL GLOSS COAT PAINT FINISH
	BASEMENT LIGHTING 1.42 ISOLATE, REMOVE AND DISPOSE OF EXISTING LIGHT FITTINGS (BULKHEAD & EMERGENCY) 1.43 PROVIDE AND INSTALL 1NR (ONE) NEW LED REPLACEMENT COMBINED EMERGENCY BULKHEAD LIGHT FITTING WITH PIR MOTION SENSOR CONTROL (SENSOR LOCATED AT TOP OF BASEMENT ACCESS STAIRCASE)
	LIGHTING 1.37 ISOLATE, REMOVE AND DISPOSE OF 8NR (EIGHT) EXISTING CEILING MOUNTED FLUORESCENT STRIP LIGHTS 1.38 PROVIDE AND INSTALL 4NR (FOUR) NEW LED FLUORESCENT STRIP LIGHTS 1.39 PROVIDE AND INSTALL 4NR (FOUR) NEW LED EMERGENCY FLUORESCENT STRIP LIGHTS
	BASEMENT DOOR REPLACEMENT 1.44 REMOVE AND DISPOSE OF EXISTING STEEL DOORSET 1.45 PROVIDE AND INSTALL NEW REPLACEMENT PAINT GRADE SOLID CORE FD30S DOOR WITH FULL HEIGHT VISION PANEL 1.46 PROVIDE AND INSTALL 1NR (ONE) NEW LORIENT LVV40 300x300MM INTUMESCENT AIR TRANSFER LOUVRE GRILLE 1.47 CLEAN DOWN AND PREPARE NEW DOOR TO RECEIVE PAINT FINISH – PROVIDE AND INSTALL MIN 1NR (ONE) PRIMER COAT, 1NR (ONE) UNDERCOAT AND 1NR (ONE) FINAL GLOSS COAT 1.48 PROVIDE AND INSTALL FOLLOWING IRONMONGERY ; - 1.5 PR HINGES - 1 x OVERHEAD DOOR CLOSER - 1 x PUSH PLATE - 1 x PULL HANDLE - 2 x KICK PLATES 1.49 PROVIDE AND INSTALL FOLLOWING STATUTORY SIGNAGE; - 2 x 75MM DIAM ALUMINIUM 'FIRE DOOR KEEP SHUT SIGNS