

FY 22- External maintenance & Painting project to 136-138 Kupe Street, Orakei

Date: 6/07/2022

SCOPE OF WORK

200	Scaffolding	Type	Amount	Comments	Property
201	Provide scaffolding, including planks and ladders to the height required to provided access to effect the safe execution of the work items within this scope of works including all provisional sum items.	L/S			
300	Covers				
301	Provide temporary covers and temporary cladding to ensure weather protection and security during the construction process.	P/S			
400	Cladding Removal				
401	Remove all fittings and fixtures attached to the building. Allow for the removal and disposal of all downpipes, gutters and brackets	L/S			
402	Remove & dispose the UV corroded heat pump pipe works and trunking located in the north elevation & replace with new trunking & pipes	L/S			
403	Remove & reinstall AC condenser unit for painting	L/S			
404	Remove & dispose the Sky disk (including the coaxle cable) installed in the north elevation	P/S			
405	Remove & reinstate the fence attached to the sub floor wall for painting	L/S			
406	Remove & dispose/ reinstate the TV aerial	P/S			
407	Remove & dispose damaged/rotten timber weather boards, scribes, window facings and rusted metal soakers (for replacement refer SOW item 700)	L/S			
408	Remove ladder support fixed to weatherboard cladding	L/S			
409	Remove asbestos label for painting (New label by others)	L/S			
500	External wall reinstatement				
501	Remove and dispose of all wet and/or decayed timber framing, and mould affected material including insulation	P/S			
502	Replace removed framing with kiln dried H1.2 pressure treated Boron (pink) treated framing to the extent and dimensions as directed by the client.	P/S			
503	Apply Protim FrameSaver to all untreated and uncovered framing as instructed by the client. FrameSaver is to contain pink dye. A minimum of two (2) coats are to be applied by brush to all exposed timber frame surfaces.	P/S			
504	Argument wall bracing as per the NZS 3604 & other NZ codes	P/S			
600	External Windows and Doors				
601	Ease and adjust external windows as required.	P/S			
602	Remove rusted head flashings & replace with new powder coated Aluminium flashings.	P/S			
603	Remove & replace damaged window sashes	P/S			
604	Allow the supply and installation of new internal timber window sills, reveals, and architraves to windows and doors.	P/S			
605	Replace rusted /corroded window hardware including hinges, stays and latchets with similar hardware	P/S			
606	Remove and replace window putty	P/S			
607	Replace window seal to all window sashes	L/S			
608	Replace door seal to exterior doors	P/S			
609	Thoroughly prepare all exterior faces and exposed edges of the property's exterior doors, including all joinery, for a new paint finish in accordance with the paint manufacturers specification. Apply a three coats of semi gloss acrylic as specified and in accordance with the paint manufacturers recommendations. Paint is to be sourced from Resene.	L/S			
	Description	Type		Comments	
700	Wall Cladding				
704	Rust treat & paint existing vent installed in the asbestos cladding	L/S			
705	Water blast exterior surfaces of the property prior to painting	L/S			
706	Thoroughly prepare all exterior faces and exposed edges of the property's exterior cladding, soffits, and fascia and barge boards, for a new paint finish in accordance with the paint manufacturers specification. Apply a three coats of semi gloss acrylic as specified and in accordance with the paint manufacturers recommendations. Paint is to be sourced from Resene.	L/S			
706	Allow the supply and installation of new Marley PVC gutters and PVC downpipes with new associated brackets and supports. Allow the installation of gutters to all four elevations to connect to the existing outside storm water pipe	L/S			
707	Remove & replace damaged soffit, barge and fascia boards	P/S			
710	Replace loose exterior hose tap with new tap	L/S			
800	Subfloor Wall and Foundations				

801	Remove any existing vapour barriers installed in the subfloor. Supply and install new 250 micron polythene vapour barrier over the ground within the subfloor spaces in accordance with NZS 4246, taping joints with hold downs. Install 45x20mm timber battens to hold the polythene against the sub floor perimeter wall.	P/S			
802	Supply and install a 4x4m square area of Masons HT Green 300 micron extra thick, super hi-strength Vapour barrier to the subfloor area on the south elevation entry directly accessible from the subfloor door.	L/S			
803	Install subfloor perimeter concrete base walls. Square cut spalling areas, clean and rust proof steel using Sika 910 primer, then scrubble faces and apply Sikadur 32 a two pot epoxy to bond. Then refill the cut with Sika 212 structural mortar and replace any rusted reinforcement with new. Approximate location as is per attached marked up drawing.	P/S			
804	Allow the upgrade of the timber bearer to pile connections and joist to bearer/foundation wall connections where required as per NZS 3604.	P/S			
805	Thoroughly prepare all exterior faces and exposed edges of the property's exterior subfloor wall cladding and entrance way stair and lobby for a new paint finish in accordance with the paint manufacturers specification. Apply a three coats of semi gloss acrylic as specified and in accordance with the paint manufacturers recommendations. Paint is to be sourced from Resene.	L/S			
806	Making good & Paint east entrance floor & entry steps	P/S			
900	Decks, Handrails and Pergolas				
901	Install handrails to all entranceway stairs as per the supplied handrail detail. Handrails are to comply with all New Zealand legislative and regulatory standards. Included the cost for repair cracks in item 803	L/S			
902	Remove & reinstate timber deck in east & west elevation for scaffolding installation.	P/S			
1000	Roof				
1001	Wire brush, and wash all corroded roof elements including soil vent pipes. Apply Resene GP Metal Primer prior to application of primer and paint. Apply three coats of semi gloss acrylic as specified and in accordance with the paint manufacturers recommendations. Paint is to be sourced from Resene.	L/S			
1002	Check & repair roof penetrations	P/S			
1100	Building Services				
1101	Remove and reinstate plumbing pipes and fixtures as required or as directed by client	P/S			
1102	Allow to inspect and make necessary repairs to electrical fittings, wiring and other electrical elements in the property	P/S			
1103	Allow to install new extract fan to the exterior wall in the bath room	L/S			
1200	Internal Fittings				
1300	Internal General				
1400	Internal Bathroom				
1600	Internal Living Room	L/S			

	Description	Type	Amount	Comments	
1800	External Works				
1801	Allow to break out raised or cracked concrete paved areas and lay new where instructed by the client. Where the area of repair is to a footpath the following repair is to be carried out: Break out existing damaged concrete, install new 100mm 25mpa concrete paths with 500E mesh over well compacted hard fill (GAP40) surface finish to match existing and is to comply with NZBC D1 Slip Resistance tables 1 and 2. Where the area of repair is to a drive way the following repair is to be carried out: Break out existing damaged concrete, lay new 150mm compacted hard fill, install new D12 rods at 400mm centres max into the existing concrete, rods are to be imbedded 200mm into the existing concrete and provide 400mm lap with new SE62 mesh, epoxy with epcon C6. The new SE62 mesh is to be installed centrally to the new concrete with equal cover from the top and bottom. Following the installation of the mesh, install new 25Mpa to a thickness of min 100mm ensuring a smooth finish is achieved.	P/S			
1802	Replace grates over gully traps where required due to damage or dilapidation.	P/S			
1803	Install casing over the properties electrical earth rod.	P/S			
TOTAL:			0.00	0.00	