

**FY 22- External maintenance & Painting project to 133-135 Kupe Street**

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	L/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				
701	Replace the weatherboard and associated soakers removed in item 400 . Ensure the wall framing cavity remains open with suitable weather protection covers to allow for inspection. Install new H3.1 timber weatherboards and metal soakers.	P/S			
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 facia 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			
<b>800</b>	<b>Subfloor Wall and Foundations</b>				
803	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			
<b>900</b>	<b>Decks, Handrails and Pergolas</b>				
902	Remove & reinsate timber deck in east & west elevation for scaffolding installation.	P/S			
1000	<b>Roof</b>				
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 penerations	P/S			
<b>1100</b>	<b>Building Services</b>				
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			
<b>1200</b>	<b>Internal Fittings</b>				
<b>1300</b>	<b>Internal General</b>				
<b>1400</b>	<b>Internal Bathroom</b>				
<b>1500</b>	<b>Internal Kitchen/</b>				
1507	Supply & install new electric extract fan through exterior wall with PVC cowl ( ducting will be taken through ceiling)	P/S			
<b>1600</b>	<b>Internal Living Room</b>	L/S			

	Description	Type	Amount	Comments	
<b>1800</b>	<b>External Works</b>				
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			
1804	External drainage & retaining wall	P/S			
<b>TOTAL:</b>			0.00	0.00	