



HIGH ACCESS

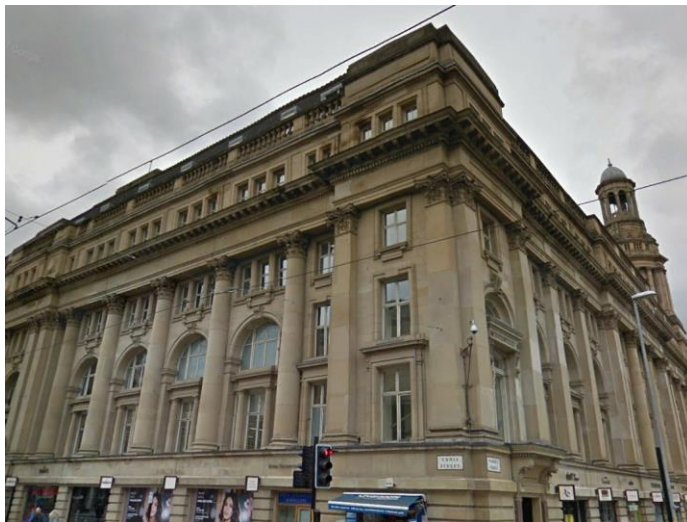
The Royal Exchange
Manchester

PPM Proposal Year 1

High Access

EST.  1921
THE ROYAL
EXCHANGE
MANCHESTER

Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
8	Full Façade	All elevations	Inspection and condition report	Annual Inspection	Inspect condition of stone work, lead work, windows and frames and all fixtures and	£14,500.00



Cost Breakdown:

Access £6,000
Labour £7,300
Materials £1,200
Total £14,500.00

Details of work/Method Statement:

Façade Inspection:

- Operatives to complete inspection via MEWP
- Inspection of stone features, façade and cornice details.
- Inspection of window frames, sills and supporting features.
- Inspection of gutters, glazing and remaining wall mounted fixtures and fittings.
- Including flag poles, light fittings and other associated fixtures.
- Removal and make safe any loose or dangerous material.
- Measure up any defective stone spalling, broken glass or framework.
- Provision of condition report including all above features.
- Report broken down into elevations – client to provide blueprint drawings for operatives to use during inspection.



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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
53	Roofs	Gullies main roof	Drainage Gullies	Silted gullies; vegetation growth	Clear gullies and remove vegetation	£560.00
54	Roofs	Gullies main roof	Drainage Gullies	Missing grills	Supply and fit grills as required	£370.00



Cost Break down of 53:

Access £0
Labour £490
Materials £70
Total cost access labour and materials £560.00

Cost Breakdown of 54:

Access £0
Labour £210
Materials £160
Total cost including access, labour and Materials
£370.00

Details of work/Method Statement:

53 - Cleaning of gullies:

Access to be gained via access internal methods.

Operatives using soft sweeping brushes to sweep through the gullies.

All waste is to be picked up using small shovels and placed in to waste sacks.

Once all are complete the waste sacks are to be taken to the high access van for disposal.

54 - Supply and fit grills:

Supply and install new grills as required to outlets.

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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
58	Roofs	Hand rails main roof	Paint finishes to hand rails	Peeling paint and corrosion	Redecorate hand rails	£3,198.00
59	Roofs	Fixed ladders main roof	Paint finishes to ladders	Peeling paint and corrosion	Redecorate ladders	£1,811.00



Cost Breakdown for 58:

Access £0
Labour £1,420
Materials £391
Total for ladders £1811.00

Cost Breakdown for 59:

Access £0
Labour £2,600
Materials £598
Total for hand rails £3,198.00

Details of work/Method Statement:

Painting of hand rails, fix ladders:

A sample of the current paint will be taken, and colour matched from our supplier.

All rails will be hand sanded back to a firm feathered edge.

Any areas of exposed steel work will be treated using red oxide primer.

A primer will then be applied to the full rail.

Using the colour matched paint 2 x of weather shield paint will be applied.

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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
62	Roofs	Flue enclosures main roof	paint finishes to flue enclosures	peeling paint	Redecorate	£723.00



Cost breakdown:

Labour £560
Materials £163
Total £723.00

Details of work/Method Statement:

Painting of flue enclosures:

A sample of the current paint will be taken, and colour matched from our supplier.

All wooden doors and louvres to be scrapped back of loose paint.

They will then be sanded back to a firm feathered edge.

They will then be undercoated with 1 x coat.

Using the colour matched paint 2 x coats of exterior gloss will be applied.

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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
67	Roofs	4th floor balconies generally	Drainage gullies	Silted gullies vegetation growth	Clear gullies and remove vegetation	£685.00
68	Roofs	4th floor balconies generally	Drainage gullies	Missing grills	Supply and fit grills	£370.00



Cost Breakdown of 67:

Labour £600
Materials £85
Total £685.00

Cost breakdown of 68:

Labour £210
Materials £160
Total £370.00

Details of work/Method Statement:

Cleaning of gullies:

Access to be gained via access window on the 4th floor.

Operatives using soft sweeping brushes to sweep through the gullies.

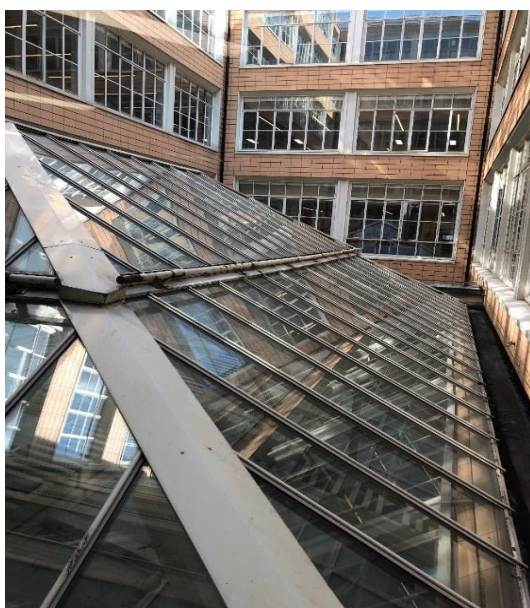
All waste is to be picked up using small shovels and placed in to waste sacks.

Once all are complete the waste sacks are to be taken to the high access van for disposal.

Supply and install new grills to outlets where required

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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
130	Lightwells	Glazed roof	Glazed roof section at base of central lightwell	Surface corrosion to metal	Remove corrosion treat surface and repaint	£2,587.00
131	Lightwells	Glazed roof	Allowance for access to carry out repairs	Surface corrosion	Remove corrosion treat surface and repaint	£2,587.00



Cost Breakdown of 130:

Access £300
Labour £1980
Materials £300
Total £2587.00

Cost breakdown of 131:

Access £300
Labour £1980
Materials £300
Total £2587.00

Details of work/Method Statement:

Lightwell:

Using easi dec gantries access is to be gained to the atrium.
A sample of paint is to be taken and colour matched from our supplier
The metal support rails are to be hand sanded back to a firm feathered edge.
Red oxide primer is to be applied to any areas of exposed steel.
Using the colour matched paint 2 x coats of weather shield paint to be applied

Lightwell:

Using easi dec gantries access is to be gained to the atrium.
A sample of paint is to be taken and colour matched from our supplier
The metal support rails are to be hand sanded back to a firm feathered edge.
Red oxide primer is to be applied to any areas of exposed steel.
Using the colour matched paint 2 x coats of weather shield paint to be applied

The Royal Exchange Manchester PPM Proposal

Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
18 & 31	Roofs	3rd floor cornice south & West	Drainage Gullies	Silted gullies; vegetation growth	Clear gullies and fit grilles as required	£885.00
43	Roofs	3rd floor cornice east	Asphalt covering	Splits failed historic repairs	Patch repairs	£1,210.00



Cost Break down of 18 & 31:

Access £350
 Labour £450
 Materials £85
 Total cost including access labour and materials £885.00

Cost break down of 43:

Access £350
 Labour £560
 Materials £300
 Total cost including access, labour and materials £1,210.00

Details of work/Method Statement:

18&31 - Cleaning of gullies:

Access to be gained via access window on the 4th floor.
 Operatives using soft sweeping brushes to sweep through the gullies.
 All waste is to be picked up using small shovels and placed in to waste sacks.
 Once all are complete the waste sacks are to be taken to the high access van for disposal.
 Supply and install new grilles as required to outlets.

43 - Repairs to Asphalt:

Area to be swept clean of all loose material and waste it is then to be bagged in to waste sacks and removed from site.
 All old failing repairs are to be removed.
 Using grey mineral felt patches are to be cut to the required size and installed over the defective areas.

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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
55	Roofs	Asphalt roof main roof	Reflective coatings	Flaking and degraded paint	Renew reflective paint	£2,051.00



Cost Breakdown:

Access £0
Labour £1,120
Materials £931
Total cost £2051.00

Details of work/Method Statement:

Asphalt roof repairs:

Area to be swept clean of all loose material and waste it is to be then bagged in to waste sacks and removed from site.

The area is to be then thoroughly cleaned and allowed to dry

The reflective coating is then to be applied using 2 x coats roller applied ensuring a good coverage of 53microns per coat.

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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
60	Roofs	External doors main roof	paint finishes to doors and frames	peeling paint	Redecorate	£900.00
61	Roofs	Louvres main roof	Paint finishes to louvre	Peeling paint	Redecorate	£443.00



Cost breakdown of 60 :

Labour £600

Materials £300

Total for doors £900.00

Cost breakdown of 61:

Labour £443

Total for louvres £443.00

Details of work/Method Statement:

Painting of external doors, louvres main roof:

A sample of the current paint will be taken, and colour matched from our supplier.

All wooden doors and louvres to be scrapped back of loose paint.

They will then be sanded back to a firm feathered edge.

They will then be undercoated with 1 x coat.

Using the colour matched paint 2 x coats of exterior gloss will be applied.



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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
65	Roofs	4 th floor balcony NE corner	Asphalt covering	Incomplete covering	Patch repairs to asphalt	£1,375.00
66	Roofs	4th floor balcony NE corner	Parapet walls	Vegetation growth and open joints to masonry	Remove vegetation and repoint	£965.00



Cost Breakdown of 65:

Access £250
Labour £840
Material £285
Total £1,375.00

Cost Breakdown of 66:

Labour £600
Materials £365
Total £965.00

Details of work/Method Statement:

Repairs to Asphalt:

Area to be swept clean of all loose material and waste it is then to be bagged in to waste sacks and removed from site.

All old failing repairs are to be removed.

Using grey mineral felt patches are to be cut to the required size and installed over the defective areas.

Vegetation removal and re pointing:

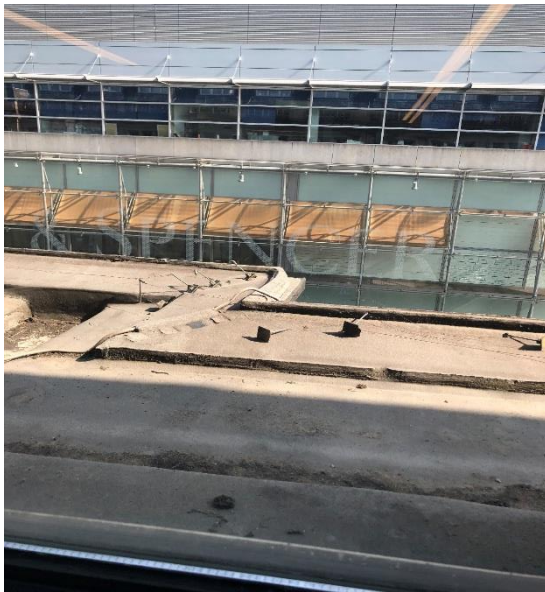
All vegetation to be removed and bagged in waste sacks for removal.

Weed killing to be sprayed to the areas and allowed to dry.

Using sand and cement mix with stone colouring all areas of damaged mortar to be re pointed

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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
69	Roofs	4th floor balconies generally	Anti-bird wires	Broken and detached	Repair	£1,500.00



Cost Breakdown:

Labour £1050
Access £250
Materials £200
Total £1,500.00

Details of work/Method Statement:

Repairs to bird wire:

The bird wire is still in place however the mounting posts have become dislodged.

Clean the base of the mounting posts of all old silicone and wipe with isopropyl cleaner.

Clean the surface where the mounts are to be positioned on the stone work using hot water.

Apply a small amount of clear low modulus silicone adhesive.

Once the mount is securely stuck back in to its original position the original bird wire is to be fed back through the mounting posts.

Once the wire is through the final fixing post it is to be crimped with a copper crimp.

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Line Ref.	Main Element / Location Type	Main Element / Location	Element	Defect (Existing or Anticipated)	Brief Details of Work Item	High Access Quote
132	Lightwells	Lightwell elevations	Decorative tiles to lightwells	Isolated slipped missing tiles	Isolated slipped missing tiles	£1,010.00
133	Lightwells	Lightwell elevations	Decorative tiles to lightwells	Isolated slipped missing tiles	Isolated slipped missing tiles	£1,010.00



Cost Breakdown of 132:

Access £800
Materials £210
Total £1010.00

Cost Breakdown of 133:

Access £800
Materials £210
Total £1010.00

Details of work/Method Statement:

Inspecting and replacing cladding tiles:

Access via abseiling

Inspect tiled facades and ensure no tiles are loose or damaged

Supply and install new replacement tiles where required (tiles will need to be sourced due to age of building this might be a problem any O&Ms manual would be helpful)

Inspecting and replacing cladding tiles:

Access via abseiling

Inspect tiled facades and ensure no tiles are loose or damaged

Supply and install new replacement tiles where required (tiles will need to be sourced due to age of building this might be a problem any O&Ms manual would be helpful)