

SCHEDULE OF WORKS

for

FABRIC REPAIRS AND ASSOCIATED WORKS

at

FRASER HOUSE
CHARLOTTE STREET
MANCHESTER

FRASER HOUSE, MANCHESTER
FABRIC REPAIRS AND ASSOCIATED WORKS
CONTRACT DOCUMENT

Signed by or on behalf
of the Employer


.....

AUGUST
2021

Signed by or on behalf
of the Contractor


.....

SECTION 1

PRELIMINARIES

The Preliminaries are covered within the Specification prepared by Kepczyk Pearce Sanderson. The Contractor shall include hereunder for the cost of items specified in the aforementioned Preliminaries section

CONTRACTOR'S GENERAL COST ITEMS; MANAGEMENT AND STAFF

A.	Management and Staff	52 weeks allowance	1 no	87,724.00
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CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION

B.	Site Accommodation	52 weeks allowance	1 no	6,240.00
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CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

C.	Power	Client to provide FOC	1 no	0.00
D.	Lighting		1 no	inc
E.	Fuel		1 no	inc
F.	Water	Client to provide FOC	1 no	0.00
G.	Telephone and administration		1 no	inc
H.	Safety, health and welfare		1 no	1,000.00
J.	Storage of materials		1 no	inc
K.	Rubbish disposal		1 no	2,200.00
L.	Cleansing		1 no	inc
M.	Drying out		1 no	inc
N.	Protection of work in all sections		1 no	inc
P.	Security	No Allowance	1 no	0.00
Carried to Collection			£	97,164.00

CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES
(Cond)

A.	Maintain public and private roads	1 no	inc
B.	Small plant and tools	1 no	inc

C. Additional services and facilities: Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:

CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT

D.	Cranes	1 no	0.00
E.	Hoists	1 no	5,000.00
F.	Personnel transport	1 no	inc
G.	Transport	1 no	inc

H. Additional mechanical plant: Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:

Carried to Collection £ 5,000.00

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CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS

A.	Temporary roads	1 no	0.00
B.	Temporary walkways	1 no	0.00
C.	Hoardings, fencing, etc.	1 no	0.00
D.	Hardstanding's	1 no	0.00

E. Additional mechanical plant: Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:

OTHER ITEMS: Contractor to specify:

Carried to Collection £ 0.00

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page 1/1	97,164.00
page 1/2	5,000.00
page 1/3	0.00

SECTION 1

PRELIMINARIES

CARRIED TO GENERAL SUMMARY

£ 102,164.00

SECTION 2
SCHEDULE OF WORKS
TEMPORARY WORKS

A. Provide access scaffolding to allow repair and replacement work to all three elevations
1 no 101,418.00 101,418.00
Portland St elevation , allowing 104 weeks hire
Charlotte St elevation , allowing 104 weeks hire
Includes 104 weekly scaffold inspections
If this is up for 2 years, I'd suggest putting a figure in for any maintenance that will be needed over that period, i.e replacing boards etc, that may deteriorate over that time, there would be no charge for the boards themselves, but the labour to carry out the work is chargeable. If the work wasn't needed, then it would not have to be used. £2,500

~~Reyner St elevation , allowing 20 weeks hire~~
~~Road closure costs are difficult to assess, the council require a £4,000.00 no refundable deposit. Plus traffic management , we would suggest a PC Sum of £6,000.00~~

PC Sum-

B. Provide temporary protection to windows to all three elevations during repair works to walls
1 no 1,858.00 1,858.00

PORTLAND STREET ELEVATION (all as drawing no. 2009B/P01)

GENERAL

C. Carefully remove all redundant wiring and pipework; make good walls behind where fixings removed
1 no 650.00 650.00

WORK TO EXISTING BRICKWORK

Replace Existing Brickwork

Carefully cut out and replace with bricks to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:

D. area of wall approx. 225 x 225 high at second floor adjacent to stone jamb to right hand side of window W2.02
1 no 40.00 40.00
E. area of wall approx. 400 x 300 high at first floor under stone cornice course over right hand side of window W1.04
1 no 144.00 144.00

Rebuild Existing Brickwork

Carefully take down the following, clean down as necessary and rebuild all to match the existing bedded, jointed and pointed in lime:sand mortar (1:3):

Carried to Collection £ 104,110.00

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A.	top part of pinnacle at roof level, next to adjoining building, approx. 1100 x 1100 x 1400 high complete with stone capping, cornice and arch features	1 no	3,375.00	3,375.00
B.	ditto to Charlotte Street corner	1 no	3,375.00	3,375.00
C.	Carefully take up existing horizontal copings; remove ferrous cramps/dowels; store copings on site for re-use	21 m	40.00	840.00
D.	extra for taking up capping to intermediate pier	4 no	60.00	240.00
E.	Clean and refix existing horizontal copings to top of wall with resin bonded stainless steel dowels including perforations through lead damp-proof course sealed with polysulphide, copings bedded, jointed and pointed in lime:sand mortar (1:3)	21 m	75.00	1,575.00
F.	extra for refixing up capping to intermediate pier	4 no	120.00	480.00
G.	Code 5 lead horizontal damp-proof course, 400 girth and twice bent, under rebbeded copings	21 m	98.00	2,058.00
H.	extra for additional width under capping to intermediate pier	4 no	50.00	200.00

Repointing Existing Brickwork

Note: the prices for repointing must include for cutting/raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like. Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals,

returns and the like, and prices must take this into account.

Repoint existing brickwork in lime:sand mortar (1:3) to the following:

J.	pinnacles at roof level	8 m2	60.00	480.00
		Carried to Collection	£	12,623.00

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A.	isolated areas at third floor over and around windows W3.01 to 3.06	7 m2	60.00	420.00
B.	areas at ground floor	57 m2		

WORK TO EXISTING STONEMWORK

Indent Existing Stonework

Indent with new stone to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:

C.	cornice course approx. 1400 long between first and second floors and between windows W2.02 and 2.03	1 no	4,200.00	4,200.00
D.	ditto approx. 400 long between windows W2.04 and 2.05	1 no	1,758.00	1,758.00
E.	cornice/string course approx. 2000 long between ground and first floors and between windows W1.04 and 1.05	1 no	3,539.00	3,539.00
F.	cornice/string course approx. 2500 long at ground floor over roller shutter	1 no	1,960.00	1,960.00
G.	cill approx. 700 long at ground floor under window WG.01	4 no		
H.	cill/string course approx. 2650 long at ground floor under windows WG.01 and 02, 03 and 04, 05 and 06, 07 and 08	4 no		
J.	cill/string course approx. 800 long at ground floor to left hand side of window WG01 and next loading bay including moulded returned end next to bay	1 no		

K. ~~cill string course approx. 450 long at ground floor to right hand side of window WG02~~ 1 no

L. ~~string course approx. 400 x 300 high at ground floor under windows to left hand side of window WG.03~~ 1 no

Carried to Collection £ 11,877.00

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A. ~~ditto approx. 1100 x 300 high between windows WG.06 and 07~~ 1 no

B. ~~ditto approx. 300 x 300 high to right hand side of window WG.08~~ 1 no

C. ~~jamb approx.150 x 150 high at lower ground floor to windows WLG.01 to 06~~ 18 no

D. ~~extra for carefully removing metal bars over pair of windows to allow work to be undertaken; later refix~~ 3 no

E. ~~mullion approx.1600 high at lower ground floor between windows WLG.01 to 06~~ 3 no

Repointing Existing Stonework

Note: the prices for repointing must include for cutting/raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like.
Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.

Repoint existing stonework in lime:sand mortar (1:3) to the following:

F.	cornice course at roof level	33 m2	40.00	1,320.00
G.	isolated areas of arches at third floor over windows W3.03, 3.05 and 3.06	1 m2	40.00	40.00
H.	cornice/string course between ground and first floor windows	27 m2		

J. ~~areas at lower ground floor between
pavement and ground floor windows
including cill/string course~~

50 m2

Carried to Collection £ 1,360.00

page 2/4

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NEW LEADWORK

A. Remove existing leadwork irrespective of girth	93 m	inc	inc
B. Rake out chase/joint in existing masonry for turn in of new lead weathering	93 m	16.00	1,488.00
C. Code 6 weathering ,900 girth and four bends, to top of projecting cornice course at roof level with back edge turned and lead wedged into prepared groove in existing masonry and pointed with BLM mastic and front edge with weltd drip dressed over face of existing stonework	24 m	210.00	5,040.00
D. extra for fair returned end at adjoining building	1 no	265.00	265.00
E. extra for additional labour and materials around attached pier to wall/pinnacle	6 no	160.00	960.00
F. Ditto 550 girth and four bends, to top of projecting cornice course between second and third floors and first and second floors	46 m	161.00	7,406.00
G. extra for fair returned stop end at adjoining building	2 no	153.00	306.00
H. extra for additional labour and materials around attached pier to wall between second and third floors	6 no	201.00	1,206.00
J. Ditto 650 girth and four bends, to top of projecting cornice course between ground and first floors	23 m	175.00	4,025.00
K. extra for fair returned stop end at adjoining building	1 no	168.00	168.00

WORK TO EXISTING WINDOWS AND ROLLER SHUTTER

TO LOADING BAY

L. Ease and overhaul existing timber casement window and leave in good working order	6 no	120.00	720.00
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M. Ease and overhaul existing timber sash window and leave in good working order	43 no	330.00	14,190.00
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Carried to Collection	£		35,774.00
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A. Overhaul existing roller shutter to loading bay and leave in good working order	1 no	750.00	750.00
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B. Allow for attendance on CA/SE to check condition of existing cast iron lintel over roller shutter to loading bay	1 no	150.00	150.00
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CHARLOTTE STREET ELEVATION (all as drawing no. 2009B/P02)

GENERAL

C. Carefully remove all redundant wiring and pipework; make good walls behind where fixings removed	1 no	650.00	650.00
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WORK TO EXISTING BRICKWORK

Replace Existing Brickwork

Carefully cut out and replace with bricks to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:

D. area of wall approx. 400 x 400 high at third floor to left hand side of window W3.16	1 no	180.00	180.00
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E. area of wall approx. 650 x 525 high at first floor to left hand side of arch over window W1.16	1 no	360.00	360.00
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F. ditto to right hand side of arch over window W1.17	1 no	360.00	360.00
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Rebuild Existing Brickwork

Carefully take down the following, clean down as necessary and rebuild all to match the existing bedded, jointed and pointed in lime:sand mortar

(1:3):

G.	top part of pinnacle at roof level, to Reyner Street corner, approx. 1100 x 1100 x 1400 high complete with stone capping, cornice and arch features	1 no Carried to Collection	3,375.00 £	3,375.00 5,825.00
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A.	wall approx. 1050 x 2100 high at third floor between window W3.26 and Reyner Street corner including fair return to Reyner Street	1 no	2,800.00	2,800.00
B.	Carefully take up existing horizontal copings; remove ferrous cramps/dowels; store copings on site for re-use	14 m	40.00	560.00
C.	extra for taking up capping to intermediate pier	2 no	60.00	120.00
D.	Clean and refix existing horizontal copings to top of wall with resin bonded stainless steel dowels including perforations through lead damp-proof course sealed with polysulphide, copings bedded, jointed and pointed in lime:sand mortar (1:3)	14 m	75.00	1,050.00
E.	extra for refixing up capping to intermediate pier	2 no	120.00	240.00
F.	Code 5 lead horizontal damp-proof course, 400 girth and twice bent, under rebbeded copings	14 m	77.00	1,078.00
G.	extra for additional width under capping to intermediate pier	2 no	80.00	160.00

Repointing Existing Brickwork

Note: the prices for repointing must include for cutting/raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like.

Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.

Repoint existing brickwork in lime:sand mortar (1:3) to the following:

H.	pinnacles at roof level	5 m2	60.00	300.00
J.	areas at third floor between piers to corners	28 m2	60.00	1,680.00
		Carried to Collection	£	7,988.00
				Fraser House £ p
A.	areas at second floor over windows	13 m2	60.00	780.00
B.	area at second floor to right hand side of window W2.17	4 m2	60.00	240.00
C.	area at first floor to right hand side of arch over window W1.17	5 m2	60.00	300.00
D.	area at first floor to right hand side of window W1.17	3 m2	60.00	180.00
E.	areas at ground floor	30 m2		

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WORK TO EXISTING STONEMWORK

Indent Existing Stonework

Indent with new stone to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:

F.	top part of cornice course approx. 1200 long over third floor windows at roof level	1 no	2,371.00	2,371.00
G.	top part of cornice course approx. 2400 long between second and third floors under window W3.19	1 no	2,069.00	2,069.00
H.	ditto approx. 2800 long under windows W3.21, 22 and 23	1 no	2,413.00	2,413.00
J.	ditto approx. 500 long under and to left hand side of window W3.24	1 no	431.00	431.00
K.	cornice course approx. 1800 long, at bottom of arches to windows at second			

floor, from Portland Street corner to
window W2.11

1 no 1237.00 1,237.00

L. extra for external angle to
corner

1 no 200.00 200.00

Carried to Collection £ 10,221.00

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A. cornice course approx. 4000 long between
first and second floors from Portland
Street corner and under windows W2.11
and 12

1 no 12,000.00 12,000.00

B. extra for external angle to
corner

1 no 480.00 480.00

C. top part of cornice course approx. 3900
long between first and second floors
under windows W2.13, 14 and 15

1 no 3,442.00 3,442.00

D. ditto approx. 600 long under and to left
hand side of window W2.16

1 no 529.00 529.00

E. ditto under and to right hand side of
window W2.17

1 no 529.00 529.00

F. cornice course approx. 1600 long, at
bottom of arches to windows at first floor,
from Portland Street corner to window
W1.11

1 no 1,099.00 1,099.00

G. extra for external angle to
corner

1 no 200.00 200.00

H. ditto approx. 1500 long between windows
W1.12 and 13

1 no 1,030.00 1,030.00

J. ditto approx. 700 long between windows
W1.13 and 14

1 no 671.00 671.00

K. ditto approx. 1600 long between window
W1.17 and Reyner Street corner

1 no 1,099.00 1,099.00

L. extra for external angle to
corner

1 no 200.00 200.00

M.	top part of cornice course approx. 4700 long at ground floor over main entrance doors	1 no	3,572.00	3,572.00
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N.	jamb approx.150 x 150 high at lower ground- floor windows WLG07 to 11	24 no		
		Carried to Collection	£	24,851.00

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House
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A.	extra for carefully removing metal bars over single window to allow work to be undertaken; later refix	3 no		
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B.	ditto over pair of windows	4 no		
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C.	mullion approx.1600 high at lower ground- floor between windows WLG07 and 08	4 no		
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Repointing Existing Stonework

Note: the prices for repointing must include for cutting/raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like.

Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.

Repoint existing stonework in lime:sand mortar (1:3) to the following:

D.	cornice course at roof level	25 m2	40.00	1,000.00
E.	cornice course between second and third floor windows	17 m2	40.00	680.00
F.	cornice/string course between ground and first floor windows	15 m2	40.00	600.00
G.	areas at lower ground floor between pavement and ground floor windows including cill/string course	27 m2		
H.	areas around main entrance doors	20 m2		

NEW LEADWORK

J. Remove existing leadwork irrespective of girth 66 m 0.00 inc

K. Rake out chase/joint in existing masonry for turn in of new lead weathering

66 m 16.00 1,056.00
Carried to Collection £ 3,336.00

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Fraser
House
£ p

A. Code 6 weathering ,900 girth and four bends, to top of projecting cornice course at roof level with back edge turned and lead wedged into prepared groove in existing masonry and pointed with BLM mastic and front edge with weltd drip dressed over face of existing stonework

17 m 210.00 3,570.00

B. extra for external angle

2 no 170.00 340.00

C. extra for additional labour and materials around attached pier to wall/pinnacle

4 no 160.00 640.00

D. Ditto 550 girth and four bends, to top of projecting cornice course between second and third floors and first and second floors

33 m 153.00 5,049.00

E. extra for external angle

4 no 155.00 620.00

F. extra for additional labour and materials around attached pier to wall between second and third floors

4 no 150.00 600.00

G. Ditto 650 girth and four bends, to top of projecting cornice course between ground and first floors

16 m 175.00 2,800.00

H. extra for external angle

2 no 160.00 320.00

WORK TO EXISTING WINDOWS AND DOORS TO MAIN ENTRANCE

J. Ease and overhaul existing timber casement window and leave in good working order

5 no 120.00 600.00

K. Ease and overhaul existing timber sash window and leave in good working order

30 no 330.00 9,900.00

L. Overhaul existing pair of timber doors to main entrance and leave in good working order

1 no 440.00 440.00

REYNER STREET ELEVATION (all as drawing no. 2009B/P09)

GENERAL

M. Carefully remove all redundant wiring and pipework; make good walls behind where fixings removed

1 no
Carried to Collection £ 24,879.00

page 2/11

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A. Clean all graffiti from existing walls and leave ready to be repaired and repointed

1 no

B. Ditto existing door to loading bay

1 no

WORK TO EXISTING BRICKWORK

Replace Existing Brickwork

Carefully cut out and replace with bricks to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:

C. area of wall approx. 250 x 525 high at lower ground floor between window WLG15 and loading bay

1 no

D. area of wall approx. 1850 x 1200 high at lower ground floor under loading bay

1 no

E. area of wall approx. 500 x 5000 high at ground and lower ground floor to right hand side of loading bay

1 no

F. area of wall approx. 700 (max) x 3250 high at ground and lower ground floor between window WG15 and loading bay door

1 no

Rebuild Existing Brickwork

Carefully take down the following, clean down as necessary and rebuild all to match the existing bedded, jointed and pointed in lime:sand mortar (1:3):

G. area of parapet wall approx. 8250 x 1200 high over third floor windows W3.27 to 32

1 no

H.	area of wall approx. 600 x 2100 high at first floor between windows W1.18 and 19	1 no	}		
		1 no			
J.	semi-circular arch approx. 1000 span at first floor over window W1.18	1 no		0.00	0.00
		Carried to Collection	£		0.00

A.	ditto over window W1.19	1 no
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B.	area of wall approx. 600 x 2100 high at ground floor between windows WG14 and 15	1 no
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C.	flat arch approx. 1000 span at lower ground floor over window WLG12	1 no
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D	ditto over window WLG13	1 no
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E.	area of wall approx. 400 x 1800 high at lower ground floor between windows WLG12 and 13	1 no
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F.	area of wall approx. 1050 x 1600 high at lower ground floor between windows WLG14 and 15	1 no
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G.	area of wall approx. 700 x 3600 high at ground and lower ground floor to right hand side of windows WG18 and WLG15	1 no
----	--	------

H.	area of wall approx. 450 x 14400 high at first, second, third floors and roof level at party wall junction	1 no
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J.	Carefully take up existing horizontal copings; remove ferrous cramps/dowels; store copings on site for re-use	24 m
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K.	Clean and refix existing horizontal copings to top of wall with resin-bonded stainless steel dowels including perforations through lead damp-proof course sealed with polysulphide; copings bedded, jointed and pointed in lime:sand mortar (1:3)	24 m
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L. Code 5 lead horizontal damp-proof course, 400
girth and twice bent, under rebedded copings 24 m

Carried to Collection £ 0.00

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House
£ p

Repointing Existing Brickwork

Note: the prices for repointing must include for cutting/raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like.
Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.

Repoint existing brickwork in lime:sand mortar (1:3) to the following:

- A. areas at lower ground, ground, first,
second and third floors and roof level 366 m2

WORK TO EXISTING STONEMWORK

Indent Existing Stonework

Indent with new stone to match existing bedded,
jointed and pointed in lime:sand mortar (1:3) to
the following:

- B. cornice course approx. 0000 long, at
bottom of arches to windows at first floor,
from Charlotte Street corner to window
W1.18 1 no
- C. string course approx. 400 x 400 at
pavement level between door DG17 and
door to loading bay 1 no

NEW LEADWORK

- D. Remove existing leadwork irrespective of girth 5 m

E. Rake out chase/joint in existing masonry for turn
in of new lead weathering

5 m

Carried to Collection £

0.00

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A. Code 6 weathering, 900 girth and four bends, to
top of projecting cornice course at roof level with
back edge turned and lead wedged into prepared
groove in existing masonry and pointed with BLM
mastic and front edge with weltd drip dressed
over face of existing stonework

2 m

B. extra for fair returned end

1 no

C. extra for additional labour and materials
around attached pier to wall/pinnacle

1 no

D. Ditto 550 girth and four bends, to top of
projecting cornice course between second and
third floors and first and second floors

2 m

E. extra for fair returned end

2 no

F. Ditto 650 girth and four bends, to top of projecting
cornice course between ground and first floors

1 m

G. extra for fair returned end

1 no

WORK TO EXISTING WINDOWS, DOORS, ROLLER SHUTTER
AND FIRE ESCAPE

H. Ease and overhaul existing timber casement
window and leave in good working order

5 no

J. Ease and overhaul existing timber sash window
and leave in good working order

35 no

K. Overhaul existing roller shutter to lower ground
floor window WLG13 and leave in good working
order

1 no

L. Remove vent grille to existing timber ground

floor window WG19 and reglaze pane	1 no
M. Remove cast iron grille under ground floor window WG19, overhaul and reinstate	1 no

Carried to Collection

£

0.00

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House

£ p

A. Overhaul existing timber door to loading bay; allow for replacing missing sections; reinstate/renew metal strap/brace; overhaul pivot and locking mechanism; leave in good working order	1 no
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B. Allow for attendance on CA/SE to check condition of existing cast iron lintel over door to loading bay	1 no
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C. Ditto to check condition of structural plate at third floor over window W3.31	1 no
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D. Remove existing vertical metal ducting approx. 22000 high to loading bay complete with all supports; make good walls behind where fixings removed	1 no
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E. Remove existing vertical timber boarding approx. 800 x 17000 high to loading bay complete with all framing and supports behind; make good walls behind where fixings removed	1 no
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F. New 50 x 100 treated softwood framing to loading bay	56 m	}
G. Ditto plugged and stainless steel screwed to existing brickwork	34 m	

H. New 25 x150 seasoned oak tongued and grooved vertical boarding to loading bay screwed and pelleted to softwood framing	23 m2
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J. Remove redundant unistrut channels; make good walls behind where fixings removed	1 no
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K. Overhaul existing cast iron fire escape and leave in good working order	
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Not sufficient information,allow a P.C.Sum of 5,000.00

PC Sum

RAINWATER INSTALLATIONS (provisional)

L. Remove existing downpipes and fittings; make good redundant fixing holes in brickwork

Carried to Collection £ 0.00

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Fraser
House
£ p

J & JW Longbottom cast iron downpipes and fittings;
delivered dipped primed for painting

A. 100 diameter Downpipe; fixing ears with
hardwood bobbins and stainless steel screws to
existing masonry

36 m

B. extra for bend

10 no

C. extra for shoe

2 no

D. extra for hopper head

2 no

SOIL AND VENT INSTALLATIONS (provisional)

E. Remove existing pipework and fittings; make
good redundant fixing holes in brickwork

63 m

J & JW Longbottom cast iron soil and vent pipes and fittings;
delivered dipped primed for painting

F. 50 diameter Pipe; fixing ears with hardwood
bobbins and stainless steel screws to existing
masonry

12 m

G. extra for bend

7 no

H. extra for junction

5 no

J. 100 diameter Pipe; fixing ears with hardwood
bobbins and stainless steel screws to existing
masonry

51 m

K. extra for bend

13 no

L. extra for junction

7 no

M. extra for junction with 50 diameter pipe

7 no

N.	extra for joint to existing drain	1 no
P.	extra for joint to existing wc outgo	7 no

Carried to Collection £ 0.00

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Fraser
House
£ p

DECORATION

External Painting

Prepare and apply one coat Farrow & Ball Exterior Oil
Primer & Undercoat and two coats Farrow & Ball Oil
Full Gloss finishing coat to the following cast iron
pipes by dipping before installation

A. Pipe not exceeding 300 girth	99 m
B. Hopper head	2 no

Clean down and apply two coats Hammerite smooth finish
paint to the following previously decorated metalwork

C. Lintels over loading bays	7 m2
D. Grille	2 m2
E. Security bars over lower ground floor windows not exceeding 300 girth	157 m
F. Corner protectors to loading bay not exceeding 300 girth	4 m
G. Roller shutter	2 m2
H. Landings to fire escape including supports	63 m2
J. Stair strings to fire escape not exceeding 300 girth	97 m
K. Treads to fire escape not exceeding 300 girth	67 m
L. Railings and balusters to fire escape not exceeding 300 girth	283 m

Carried to Collection £ 0.00

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Fraser
House
£ p

Clean down, prepare with an appropriate primer and apply one coat Farrow & Ball Exterior Oil Primer & Undercoat and two coats Farrow & Ball Oil Full Gloss finishing coat to the following previously decorated woodwork

A. Casement windows Reduce from 22 to 18m2	18 m2	68.00	1,224.00
B. Sash windows Reduce from 166 to 114m2	114 m2	68.00	7,752.00
C. Panelled doors Reduce from 23 to 14m2	14 m2	55.00	770.00
D. Door frames not exceeding 300 girth	22 m	28.00	616.00

Carried to Collection £ 10,362.00

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Fraser
House

Collection
£ p

page 2/1 104,110.00

page 2/2 12,623.00

page 2/3 11,877.00

page 2/4 1,360.00

page 2/5 35,774.00

page 2/6 5,825.00

page 2/7 7,988.00

page 2/8 10,221.00

page 2/9 24,851.00

page 2/10 3,336.00

page 2/11 24,879.00

page 2/12 0.00

page 2/13 0.00

page 2/14 0.00

page 2/15 0.00

page 2/16 0.00

page 2/17 0.00

page 2/18 0.00

page 2/19 10,362.00

SECTION 2

SCHEDULE OF WORKS

CARRIED TO GENERAL SUMMARY

£ 253,206.00

SECTION 3

PROVISIONAL SUMS

The following Provisional Sums shall be expended as directed by the CA:

A. Additional brick and stone repairs and replacements £10,000.00 (Ten thousand pounds)	10,000.00
B. New ironmongery £1,500.00 (One thousand five hundred pounds)	1,500.00
C. New doors to Portland Street and Reyner Street £4,000.00 (Four thousand pounds)	4,000.00
D. New glazing to existing windows £1,000.00 (One thousand pounds)	1,000.00
E. Work to existing lintels over loading bays £2,000.00 (Two thousand pounds)	0.00
F. Replace ferrous fittings with stainless steel £10,000.00 (Ten thousand pounds)	0.00
G. Work to existing electrical installations £1,500.00 (One thousand five hundred pounds)	1,500.00
H. Structural reinforcement to high level masonry on Charlotte Street £10,000.00 (Ten thousand pounds)	10,000.00
J. Structural reinforcement to high level masonry on corner of Portland Street and Charlotte Street £8,000.00 (Eight thousand pounds)	8,000.00
K. Adaptations/improvements to existing rainwater installations £2,500.00 (Two thousand five hundred pounds)	2,500.00
L. Samples £500.00 (Five hundred pounds)	500.00
M. Testing of water £900.00 (Nine hundred pounds)	900.00
N. Contingencies £15,000.00 (Fifteen thousand pounds)	15,000.00

SECTION 3

PROVISIONAL SUMS

CARRIED TO GENERAL SUMMARY

£ 54,900.00

FABRIC REPAIRS AND ASSOCIATED WORKS
at
FRASER HOUSE, CHARLOTTE STREET, MANCHESTER

GENERAL SUMMARY

Section 1	page 1/4	Preliminaries	102,164.00
Section 2	page 2/20	Schedule of Works	253,206.00
Section 3	page 3/1	Provisional Sums	54,900.00
<u>TOTAL</u>			£ 410,270.00