

4.4 Milling Street Elevation

Item	Description	Cost
	<i>Notes</i>	
4.4.1	All works must be priced individually with no lump sums accepted.	£ -
4.4.2	Access	
4.4.3	The contractor is to review the schedule of work and identify the best and most economical access solution. The contractor is advised to assess either scaffold or MEWP access for this elevation.	
4.4.4	MEWP	
4.4.5	Where MEWP access is proposed include cost for MEWP hire and IPAF certified operators. The contractor is to factor in the risk of downtime due to inclement weather into this item when assessing against scaffold access.	
4.4.6	Scaffold	
4.4.7	Note: The contractor will not be able to use the existing lifts or circulation staircases within the building. The costs associated, including those from highways are to be allowed for in this item. A plan showing the proposed location should be submitted with the tender. Any fixings into the existing elevations are to be kept to a minimum an specialist brickwork repairs undertaken on removal. Allow to erect a full height scaffold along the Milling Street elevation. Allow safe access to carry out all works. All lifts to be close boarded with toe boards. Allowable loading to suit operations contained within this schedule. Access to undertake works within the zone before the first lift to be allowed for within this item. See drawing BHE.2020.05 for indicative extent of scaffold. Allow for installing monoflex sheeting to entire scaffold for duration of the works. Contractor to include within the price to fix herras fencing to the entire first lift of scaffold to help prevent unauthorised access. Allow for scaffold alarm to be installed to scaffold Allow for Haka stair to be installed and allow for a materials host where required. The contractor will have been deemed to have taken into consideration any costs associated with traffic / pedestrian management required by the local authority. Contractor to include within price for producing drawings and calculations to prove stability of scaffold. Allow for positioning standards so they do not fall directly onto pavement lights or in front of entrances. Allow for spreader boards over pavement lights if deemed required. All scaffold to be designed and erected in accordance with the following: BS 5973:1993 Code of Practice for Access and Working Scaffolds and Special Scaffold Structures in Steel HSG 150 Health & Safety in Construction HSG 151 Protecting the Public GS 31 Safe Use of Ladders, Step Ladders and Trestles National Access & Scaffolding Confederation Guide SC4.00. - The Use of Fall Arrest Equipment Whilst Erecting, Altering and Dismantling Scaffolding. CTB Safety Notes GE700 Include for periodic inspections in accordance with current requirements and have inspection records retained on site.	£ -
4.4.8	Indicate cost per week of scaffold hire over and above the contract period Cost per week or part thereof. £ _____	£ -
4.4.9	The contractor is to include against this item to extend the existing building's CCTV system onto the first lift of the scaffold and also incorporate a PIR type alarm linked to the building reception.	£ -
4.4.10	Metalwork	
4.4.11	Allow to prepare and paint all metal work on the elevation including redundant cradle monorail and brackets and gates into undercroft. Contractor is to fully prep all metal work removing all corrosion back to bare metal before priming and painting as per NBS spec. This item is to include the gate into the under croft and any other metalwork on the elevation. For the avoidance of doubt the fence and gates into Milling Street were decorated in 2021 and should not be included in this item	£ -
4.4.12	Portland Stone	
4.4.13	Allow to rake out joint to Portland stone at high level and renew with new mortar joint. Mortar detailing to match existing	
4.4.14	Allow to decorate previously decorated Portland stone.at low level	
4.4.15	Allow to redecorate Portland stone at high level on this elevation.	
4.4.16	Movement Joints	
4.4.17	Allow to rake out and replace all horizontal movement joints to elevation.	
4.4.18	Mortar Repairs	
4.4.29	Allow for patch repointing 25 linear meters (over various different areas) of facing brickwork/stonework to make repairs to defects noted on CAN Report. Ensure PSI lower than brick work. Mortars should be constituted from clean well-graded sands free from significant proportions of clay or silt to minimise shrinkage due to de-watering and drying. If not possible due to colour match required then great care should be exercised to consolidate the green partly-set mortar. The replacement masonry should be built up in the conventional way using either a full bed with tooled joints or it is recessed for pointing at a later date. If there is some horizontal shrinkage avoid very long stretches. If the repair is to a hole with original masonry forming the top boundary, only the back 25% of the area of the upper joint should be filled initially. When the bulk of the work has dried out and shrinkage has run its course, the upper joint filling should be completed and tooled while green to give optimum compaction either as a full bed or a recess. Deep joints should be refilled in stages with compaction of each layer. Use a low-shrinkage mix, allow to wet high-suction stones and to ensure that the average depth of the pointing lies between 1 and 2 times the bed height. Providing the arises of ashlar stone blocks and bricks are still mostly intact, the repointing should generally be struck flush where this matches the existing work. Expose the aggregate finish by 'ragging' the surface to remove laitance. It is important to avoid smearing the new pointing over the stone or brick. When repointing stones where the arises have been seriously rounded by erosion, avoid the formation of feather edges to the mortar bed by using a limited recess or a butted or 'weathered' finish. Joints should be cleared of mortar prior to repointing without damaging the arises or faces. Old mortar in joints should be cut out to a depth not less than 20 mm and not less than twice the thickness of the joint. (This depth should be increased in areas of high exposure.) Wide joints, especially if liable to extreme weathering, should be cut out to at least 38 mm to 50 mm. Dust and loose material should be cleared from joints by air or clean water. Joints should be thoroughly (but not excessively) cleaned and wetted before placement of new mortar. Mortar for filling joints should be compacted in to ensure maximum penetration and bond to the original bed. Pointing tools should fit the joint thickness. When replacing stone inserts such as pinnings during repointing, the load-bearing purpose of these should be reinstated. Where mortar in joints has disintegrated to a large depth, it should be deep tamped with replacement mortar, and, if necessary, hand grouted to fill the joint to the depth required for pointing. Mortars should be placed in layers. Each underlying layer should be initially set, not fully dried out, prior to placing the next layer. Generally, mortar should not extend beyond the joint [mortar should not spread over the face of masonry]. For weathered masonry in which units have lost their arises, mortar should be kept back from the worn arises to avoid an apparent increase in the thickness of the joint, and creation of feathered edges. Masonry for repointing should itself be used as the main reference for selection of a pointing profile. If the original finish of a large proportion of joints is weathered, or the masonry units are heavily weathered, a flush-faced pointing slightly recessed to remain within the original joint width should be used. Press mortar flat into the joint with the back of a purpose-made pointing key that fits into the joint width. Excess fines should be removed from the mortar face after initial stiffening using a stick or coarse sacking. (Alternatively, the face should be stippled or brushed with a natural bristle brush.) Repointed areas should match the original pointing profile where it is evident. Unless originally designed as a special feature, the appearance of joints should be subservient to the masonry material. Test panels should be prepared prior to repointing so that precise methods, mixes and appearance can be designed. Samples of the following to be approved by the Contract Administrator prior to repointing masonry: a) cutting out of joints; b) prepared mortar; c) mortar placement, including surface finish, appearance on drying out, and cleanliness of surface of repointed unit.	£ -
4.4.20	Allow for patch repointing 200 linear meters (over various different areas) of facing brickwork. Joints to be cleared of mortar prior to repointing without damaging the arises or faces. Old mortar in joints should be cut out to a depth not less than 20 mm and not less than twice the thickness of the joint. (This depth should be increased in areas of high exposure.) Wide joints, especially if liable to extreme weathering, should be cut out to at least 38 mm to 50 mm. Dust and loose material should be cleared from joints by air or clean water. Joints should be thoroughly (but not excessively) cleaned and wetted before placement of new mortar. Mortar for filling joints should be compacted in to ensure maximum penetration and bond to the original bed. Pointing tools should fit the joint thickness. When replacing stone inserts such as pinnings during repointing, the load-bearing purpose of these should be reinstated. Where mortar in joints has disintegrated to a large depth, it should be deep tamped with replacement mortar, and, if necessary, hand grouted to fill the joint to the depth required for pointing. Mortars should be placed in layers. Each underlying layer should be initially set, not fully dried out, prior to placing the next layer. Generally, mortar should not extend beyond the joint [mortar should not spread over the face of masonry]. For weathered masonry in which units have lost their arises, mortar should be kept back from the worn arises to avoid an apparent increase in the thickness of the joint, and creation of feathered edges. Masonry for repointing should itself be used as the main reference for selection of a pointing profile. If the original finish of a large proportion of joints is weathered, or the masonry units are heavily weathered, a flush-faced pointing slightly recessed to remain within the original joint width should be used. Press mortar flat into the joint with the back of a purpose-made pointing key that fits into the joint width. Excess fines should be removed from the mortar face after initial stiffening using a stick or coarse sacking. (Alternatively, the face should be stippled or brushed with a natural bristle brush.) Repointed areas should match the original pointing profile where it is evident. Unless originally designed as a special feature, the appearance of joints should be subservient to the masonry material.	£ -

4.4.21	Windows		
4.4.22	Allow to rake out perimeter mastic seal between windows and brickwork and apply new mastic sealant. All windows to be included in this item and new mastic to colour match existing	£	-
4.4.23	Double glazed units have failed in the past. Allow to replace seals at low level where this is evident. Contractor to note that windows are externally beaded.	£	-
4.4.24			
4.4.25	Cleaning - Remove all vegetation (including roots), moss and lichen build up from the façade. Allow to clean façade using a mixture of hand brushing & rubbing and hot water steam clean. Brush fibres should not be of a material or hardness that could damage or stain the masonry surface. Brushing should be carried out wet or dry using no more effort than is required to remove softened or loosely attached dry matter. Surfaces should be checked continuously to ensure no surface damage occurs. Brushing of surfaces should not cause hazardous types or levels of dust. Steam cleaning should be used for operations that require low water usage. Steam cleaning should be used to remove general staining and isolated deposits (e.g. bitumastic paint, oil, grease) Care should be taken to ensure that steam cleaning does not cause deposits to move to the edge of the cleaning area, giving an uneven appearance. An even finish should be achieved by blending zones from cleaned to non-cleaned areas and high operative skills. Individual operatives are to be named and are to prepare cleaning samples for inspection by the conservation architect prior to undertaking works. Allow within this item to undertake full external window clean of all windows on the Canal NBX elevation.	£	-
4.4.26	Allow for deep clean of anodised panels and window frames	£	-
		Total to Summary	£ -