

4.2 Oxford Street Elevation

	GENERAL	
	Notes	
4.2.1	All works must be priced individually with no lump sums accepted.	
4.2.2	SoW to be read in conjunction with CAN survey report J3S431-CHUG-RP01-Rev which is included in Section 3 of the Tender Documents. This schedule references defects noted on CAN survey and the contractor is to consult the survey report where specific items are referenced.	
4.2.3	Scaffold	
4.2.4	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 and specialist brickwork repairs undertaken on removal. Allow to erect a full height scaffold along the Oxford 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. Scaffold lifts to be designed so that first lift at the main building entrance is above the archway or steps up at this location. Access to undertake works within the zone before the first lift to be allowed for within this item. See drawing TTL.2022.06 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 hedges 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. The use of ties to provide lateral restraint is likely to be an issue with the council as the building is listed. The successful contractor will be required to submit drawings showing the position and details of the proposed ties for agreement. Allow within this item for a non standard absolute minimum tie arrangement including the production of calculations to prove stability.	£ -
4.2.5	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. CITB Safety Notes GE700 Include for periodic inspections in accordance with current requirements and have inspection records retained on site.	
4.2.6	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.	£ -
4.2.7	Indicate cost per week of scaffold hire over and above the contract period Cost per week or part thereof. £ _____	£ -
4.2.8	Timber Windows	
4.2.9	Allow to undertake survey on all windows on the elevation to establish condition and any defects not identified on the CAN Report	
4.2.10	Allow provisional sum to undertake additional repairs to timber window frames. All timber repairs are to be undertaken to Historic England guidelines, see publication Traditional Windows: their care, repair and upgrading and NBS clause C51	£ 2,500.00
4.2.11	Allow to replace fillet seal at junction with timber frame and terracotta where defective. Cost to show for replacing sealant to typical bay of 3 windows and to be replaced to entire perimeter of frame.	£ -
4.2.12	Allow option costs to replace all seals to window/terracotta junctions. Cost to be shown below and not included in main schedule £ _____	
4.2.13	Aluminium Mansard Windows	
4.2.14	Allow to fully remove 1no aluminium window casing and investigate source of historic leaks as shown on TTL.E.22.03. All works to remove and reinstate window to be done on weekends. Temporary weatherproofing to be applied to window aperture to ensure office suite is not compromised.	£ -
4.2.15	Allow provisional sum to undertake works to remaining aluminium windows following investigation.	£ 5,000.00
4.2.16	Gutters and downpipes	
4.2.17	Allow to re-coat mansard roof gutters using liquid applied SIKALASTIC PRO as per data sheet in M&W folder of tender docs. Contractor may propose alternative product but product must come with 15 year guarantee and details submitted with tender to gain approval from Contract Administrator. Contractor to allow for folding back lead work to mansard roof and taking new liquid applied coating up to the window aperture. See drawing TTL.E.2022.03 for location of gutter.	£ -
4.2.18	Allow to install 3no overflows into mansard gutter. Overflow to consist of core hole through parapet with copper or lead pipe to help with overflow in heavy rain. Core hole to be fully sealed around pipe. Locations of overflows to be determined following site survey.	£ -
4.2.19	Allow for CCTV drainage survey of all outlets, swan necks, hoppers and downpipes to ensure no blockages are present in the rainwater goods. Allow for survey to be undertaken at the beginning of the project to identify any defects. A second survey is to be allowed for at end of project to confirm no builder's debris have caused blockages.	£ -
4.2.20	Allow for the removal of 10 linear m of defective lead or cast iron rainwater pipework and replacement with new lead or cast iron in section to match existing.	£ -
4.2.21	Allow for resealing joints to sections of cast iron or lead rainwater pipes.	£ -

4.2.22	Lead work	
4.2.23	Allow to survey all lead work on erection of scaffold. Allow for repairs to lead defects.	£ -
4.2.24	Allow to lead line the parapet upstand to the mansard roof gutter as per drawing TTL.E.2022.03. Detail to match that of Great Bridgewater Street, a detail can be seen on drawing TTL.E.22.07. All lead work to be contractor's design including lead code but to match previous installation to adhere to conservation requirements. Lead to dress up and over upstand and continue onto sky face and return down internal face of parapet as per detail shown on drawing.	£ -
4.2.25	Allow to lead line cornice projection as per drawing TTL.E.2022.03. Detail to match that of Great Bridgewater Street, detail can be seen on drawing TTL.E.22.08. All lead work to be contractor's design including lead code but to match previous installation to adhere to conservation requirements. The contractor is to note that this cornice has copper straps similar to Great Bridgewater Street and the detail for the lead is to include any structural underlay as required.	£ -
4.2.26	Allow to remove lighting and wiring on this cornice to allow for the lead work item above	
4.2.27	Allow to reinstate existing lights and wiring on completion of lead work	
4.2.28	Allow option cost to install new lighting and wiring on completion of lead work. Cost to be shown below and not included in the main schedule £_____	
4.2.29		
4.2.30	Façade Works - In situ Repairs	
4.2.31	An abseil survey of the façade has been undertaken by CAN Structures Limited and is included in Section 3 of the Tender Documents. The schedule below replicates to photos and defect references within this report.	£ -
4.2.32	Terracotta	
4.2.33	Exact extent of defective terracotta to be determined on site following erection of scaffold. Contractor to provide cost based on approx. quantities indicated and rates against each item to the following specification. All terracotta works to be undertaken as per specifications below and NBS clause C41	
4.2.34	Allow to make repairs to defects noted to stonework in CAN report utilising the below methods. Note where CAN report shows stonework on Oxford Street this is to be read as terracotta	£ -
4.2.35	Mortar repairs - The repair area for mortar repairs should be neatly scribed to a rectangular shape. Decayed surfaces to be cut back to a sound and even base and the new surface well keyed. All edges should be as sharp as possible and slightly undercut to avoid feathered edges (except for the bottom edge, which should be straight cut). Edges of repairs should be parallel to the existing jointing. Mortar repairs should not bridge original joints. If a repair is required in such a position, a joint should be cut through, following the line and thickness of the original joint. Fabric should not be weakened by preparatory works. A balance should be made between producing a mortar repair of sufficient depth and removal of sound material. A neat surface edge to the repair area should be prepared with a diamond-tipped circular saw. Repair areas should not be feather-edged. Mortars should only be used for minor repairs. Repair mortars should contain selected natural aggregates and non-fading natural pigments, bound with cement, lime or synthetic resins. NOTE Synthetic resin-based mortars should not be used. The surface texture of repairs should match the surrounding block.	
4.2.36	Crack repairs - Clean cracks with a compressed air gun prior to filling. Carefully rake out any existing repairs to holes and cracks prior to cleaning to a minimum depth of 10mm or 3 x width. Embedded iron and hardwood inserts to be loosened by limited drilling and sharp tungsten chisels, then removed. Carefully clean open and prepared faces with a soft or stiff bristle brush and flush out with clean water, avoiding unnecessary saturation. Fine openings should be cleaned with water using a hypodermic syringe. All dust and loose material must be removed working from top to bottom of the element. If joints dry out after cleaning re-wet prior to placing new mortar, to avoid undue suction taking too much water too soon from the mortar. Socket to be cleaned to receive mortar repair including austenitic stainless steel armature if depth and width excessive. Infill in layers with hydraulic lime mortar followed by a top fill of hydraulic lime mortar, stone dust, and sand. Surface to be toned using an acrylic polymer with dry pigments where necessary. Form terracotta casts from both impressions for reinstatement of missing elements in new 'terracotta' mortar mix. Hand model repair in new approved mortar mixes on austenitic stainless steel armature in layers as necessary to avoid cracking and achieve acceptable match to existing cleaned terracotta.	£ -
4.2.37	Stone repair, previously un-repaired defects - Carefully cut back defective terracotta to various areas identified below, form a sound mechanical base finishing square or undercut to avoid feather edging. Introduce non-ferrous dowels and Expamet reinforcement according to need and depth to repair. Mechanically brush down the exposed areas to remove loose dust and apply resin primer to the affected area. Progressively restore forward the disturbed areas of stonework using specialist repair resin in coats of even thickness, this being well tamped around the reinforcement and finished with metal small-tools and floats to original line and profile. Once the repaired area has hardened it will be necessary to re-shape the mouldings by using hand sanders. On completion apply a paint primer then a colour matched paint finish. Joints within the areas of restoration to be ground out to the full depth of repair and re-point to match surrounding area.	£ -
4.2.38	Terracotta repair by replacement - Where stonework is deemed too damaged to repair in situ, allow to carefully remove existing and replace with new to match existing inline with the NBS specification document. Allow for new mortar bed and joints. Contractor to be responsible for all dimensions. Removal of existing to be undertaken out of hours. Any new terracotta must accurately replicate the original replaced unit. The contractor is to use extensive, detailed site measurements and photographs to ensure precise copies are produced in terms of size, profile, ornamentation, texture and colour. Terracotta: New sections to be produced by Darwen Terracotta; to match original adjacent surfaces in terms of colour, texture and surface finish. • Finish: Flush and to match existing. • Preparation and insertion: Use diamond disk cutter, without over-cutting, to remove existing damaged area or past repair, subject to mock up on existing block. • Mortar: As per NBS • Mix: NHL 3.5 grout.	£ -
4.2.39	DA001	£ -
4.2.40	DA002	£ -
4.2.41	DC001	£ -
4.2.42	DD001	£ -
4.2.43	DE001	£ -
4.2.44	DE002	£ -
4.2.45	DF001	£ -
4.2.46	DF002	£ -
4.2.47	DF003	£ -
4.2.48	DF004	£ -
4.2.49	DI001	£ -
4.2.50	DI002	£ -
4.2.51	DI003 - No works required	N/A
4.2.52	DK001	£ -
4.2.53	DK002	£ -
4.2.54	Allow for 5No. Additional full face repairs to the terracotta blocks. Exact extent of new repairs required or defective previous repairs to be determined on site.	£ -

4.2.55	Indicate an indicative cost for skew stitching and pinning an additional 10no. small masonry items: £ _____	£	-
4.2.56	Indicate an indicative cost below for stitching and pinning an additional 10no. large masonry using threaded stainless steel rod. £ _____	£	-
4.2.57	Contractor to allow for production and installation of 7No. new terracotta blocks to replace dental details to large cornice. New blocks to be ordered from Darwen Terracotta Ltd. Exact dimensions to be taken by contractor prior to ordering. Any new terracotta must accurately replicate the original replaced unit. The contractor is to use extensive, detailed site measurements and photographs to ensure precise copies are produced in terms of size, profile, ornamentation, texture and colour. Allow within this item for removing the existing defective dentals and installing new. Detailed method statement including propping to be agreed. Note some spare dental stored on site in basement to take mould etc. Indicate below expected order time for the terracotta _____	£	-

4.2.58	Mortar Joints	
4.2.59	Allow for patch repointing 10 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 'bagging' 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.	£ -
4.2.60	Allow for patch repointing 300 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.	£ -

4.2.61	Decoration		
4.2.62	All decoration to be undertaken as per NBS clause M60	£	-
4.2.63	Allow to prepare and decorate all timber window frames and casements on the Oxford Street elevation.	£	-
4.2.64	Allow to prepare and paint all metal window casements as appended specification. Paint to be Dulux Trade or similar approved.	£	-
4.2.65	Allow to prepare and paint all lead or cast iron rain water goods as appended specification. Paint to be Dulux Trade or similar approved.	£	-
4.2.66	Allow to prepare and paint metal bracketry, railings, entrance gates, corner protection, downpipe covers and the like to elevation as appended specification. Paint to be Dulux Trade or similar approved. Colour to be as existing	£	-
4.2.67	Allow to prepare and paint metal framework to accessible lift as appended specification. Paint to be Dulux Trade or similar approved.	£	-
4.2.68	Elevation Specific Items		
4.2.69	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 Oxford Street elevation and undertake secondary clean on completion of works as the scaffold is removed.	£	-
4.2.70	Include provisional allowance for repairs required to the lead lined mansard.	£	-
4.2.71	Allow for removing paint drips from the mansard windows	£	-
4.2.72	Allow for replacing 5no. External light fittings to match existing on the lower ledge	£	-
4.2.73	Allow option cost for replacing all lighting on the lower ledge with new. Include for new wiring within this item	£	-