

AMP/44657.1 - Fletcher Moss Botanical Gardens - Rebuilding and Repairing Parapet Wall at St James Church
Schedule of Works

Item	Description	Quantity	Unit	Rate	£	p
1.0	<u>General</u>					
1.1	All works shall be carried out in accordance with good building practice and shall comply with all current regulations, British Standards, relevant codes of practice and manufacturers' recommendations. The Contractor must carry out the works conforming to all current Health & Safety legislation, including the Construction (Design and Management) Regulations 2015. It is the Contractor's responsibility to arrange for Notice to be provided to the relevant authority within the appropriate time-scale.		Item			
1.2	Where reference is made to the British Standards Specification, the British Standards Code of Practice, the latest revision will apply. Where no particular standards are available, the materials are to be to the best of their respective kinds and to the approval of the Contract Administrator (CA).		Item			
1.3	The Contractor must visit site and familiarise themselves fully with the scope of work when compiling the cost plan. The contractor must also satisfy themselves as to the facilities for welfare, access and storage of material and other site conditions. No additional costs will be accepted attributable to site conditions.		Item			
1.4	This Schedule of Works is to be read in conjunction with the following documents:- - AMP44657.1 - TC01 Site Location Plan - AMP44657.1 - TC02 Proposed Repairs - AMP44657.1 - Existing Photographic Schedule - AMP44657.1 - MCC Designer Risk Assessment - AMP44657.1 - PEP - General Information dated 20th September 2020 - AMP44657.1 - Project Execution Plan - AMP44657.1 - Authority's Requirements - Information Required dated 20 September 2020		Item			
1.5	Any rates tendered should include for all works reasonably associated with the item, and the Contractor should determine the best manner to carry out the works.		Item			
1.6	It is the Contractor's responsibility to check all measurements on site and ascertain the exact nature of the work prior to submitting a target cost plan. Claims for additional expense resulting from failure to comply with this clause will not be entertained.		Item			
1.7	Any quantities contained within this section of the tender document are for tendering purposes only. Any quantities derived from this information should be considered an estimate only. The contractor must ascertain precise actual quantities by site inspection. Any significant discrepancies must be brought to the attention of the Contract Administrator as soon as they become apparent.		Item			
1.8	The contractor is to allow for working around and providing adequate protection to all surfaces, finishes and equipment that are not to be affected/altered as part of the work at all times. The Contractor is to include for tidying up and making good all surfaces.		Item			
1.9	All items within this schedule shall be priced independently; no inclusive pricing is permitted.		Item			
1.10	Contractor to ensure that work area is securely segregated at all times to prevent unauthorised entry to the site.		Item			
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1.11	All works are to be carried out in a competent and workmanlike manner. The site shall be kept clean and tidy at all times.		Item			
1.12	The Contractor will be required, by way of certification, that all spoil, debris and rubbish resulting from the works is properly disposed of via a recognised tipping facility.		Item			
1.13	Where materials are specified by Manufacturer's name, this infers that the nominated manufacturer should be used or, alternatively, an approved and equal manufacturer will be acceptable. This will be subject to (without prejudice) a reasonable assessment of the alternative product by the CA.		Item			
1.14	The Employer reserve the right to amend or omit the final scope of any items of the works by instruction. No claims for loss, expense or delay shall be allowed in connection with the issue of any such instructions.		Item			
1.15	Site Compound – Proposed location of Contractor site compound to be agreed with CA.		Item			
2.0	<u>Sub-Contractor Selection</u>					
2.1	Prior to selection of sub-contractor, satisfactory references to be provided to Contract Administrator of previous stonework repair schemes to listed buildings of a similar nature to the works outlined in this document.		Item			
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Item	Description	Quantity	Unit	Rate	£	p
3.0	<u>Background</u>					
3.1	The retaining and parapet wall forms the boundary of Fletcher Moss Botanical Gardens and St James Church. St James Church is a Grade II* Listed Building, while the Church and Fletcher Moss Park are located in the Conservation Area of St James, Didsbury. All works should have cognisance to the listed status of the Church and Conservation Area. The boundary wall at Fletcher Moss Botanical Gardens and St James Church comprises of sandstone copings bed on a brick parapet wall at St James Church, the parapet forms the top of the retaining wall to Fletcher Moss Botanical Gardens. The retaining wall is of postulated gravity masonry construction, circa 4725mm high with a 1100mm tall English garden wall bond solid masonry parapet. The wall has been more formatively remedially buttressed with raking masonry piers. Invasive vegetation protrudes from the front elevation of the upper level of the retaining wall (base of the parapet wall) in two locations. This vegetation was identified as Goat Willow and in August 2020 this was cut back and treated with ecoplugs to prevent further growth. Stepped full height parapet mortar cracking is noted within the inner face of the structure corresponding to the prominent vegetation growth. Lateral brick unit deformation is noted to the outer elevation for the entire lineal north west higher parapet length. Ground settlement within the adjacent Graveyard tarmac paved footpath finishes is noted, consequential of localised historic and progressive parapet wall movement. An existing grave stone is affixed to the inner face of the parapet wall within the area of investigation. The lower ground level (Fletcher Moss Gardens) is noticeably saturated with standing surface groundwater. We know the area is within the statute of Conservation Legislation and as such would recommend all necessary initial enquiries are made to our Planning Department to ensure all works are undertaken with their approval. The proposals include rebuilding the parapet wall and repairing the retaining wall where the Goat Willow has grown through the mortar joint, this will include for removing required copings for the section of rebuild, all remianing copings to remain insitu and repointed with a lime based mortar, and re-installing removed copings in a lime based mortar. Carefully dismantling the existing paprapet wall down to the pavement level and rebuilding, and those bricks either beyond repair or missing, replaced on a like-for-like basis.		Item			
3.2	Fletcher Moss Botanical Gardens and St James Church, are fully accessible to the public. The Contractor should make full allowance for adequate segregation and security to prevent unauthorised access into the site and theft of materials and/ or plant and equipment.		Item			
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4.0	<u>Programme</u>				
4.1	As part of the target cost plan return, the Contractor is to submit a proposed programme for the works.		Item		
5.0	<u>Contract Arrangements</u>				
5.1	The contractual arrangements for this project will be Public Sector Partnering Contract (PSPC) Form of Contract, Authority design (Option 5), and PSPC10 Pre-start agreement for any pre-construction works.		Item		
5.2	Manchester City Council's Capital Programme & Procurement Team will perform the role of Contract Administrator for the duration of the works.		Item		
5.3	The Principal Designer under the CDM (2015) Regulations is Franklin Safety Services.		Item		
6.0	<u>Method Statements</u>				
6.1	Step-by-step Method Statements for all stone repairs to be provided to CA for review prior to commencing works on site; method statements subject to Planning/ Conservation Officer approval.		Item		
7.0	<u>Access</u>				
7.1	Access to Fletcher Moss Park is through the gates at the bottom of Stenner Lane. The contractor will need to establish what materials and equipment will need to be delivered to the foot of the retaining wall by hand or by plant. The footpath in the park should not be used by large vehicles or plant for off loading materials. This public footpath will need to remain open during the project.				
7.2	Access to St James' Church is through the entrances on Stenner Lane.				
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Item	Description	Quantity	Unit	Rate	£ p
8.0	<u>Rebuilding Parapet Wall</u>				
8.1	General				
8.1.1	All remaining and salvaged coping stones and bricks to be cleaned down using Doff cleaning system to remove biological growth and loose surface contaminants (subject to sample area agreed with CA).	1	Item		
8.1.2	Erection of access scaffold to north westerly length of retaining wall will be required. Site/Ground Investigation has been undertaken by Wildes to assist in the design of the scaffolding foundation. Trial pits have been dug at the foot of retaining wall to a depth of 1.1 metres thus not exposing the retaining wall foundation. Scaffold foundation design to be provided by Capital Programmes Structural Engineer see document referenced TBC.	1	Item		
8.1.2	Allow for fully enclosing the bottom section of the scaffolding to atleast 2.4 metres in height to prevent unauthorised access during non working hours and weekends. This can be done using heras fencing or corrugated sheeting. Contractor to make a judgement on suitability for site.	1	Item		
8.2	Removal and Repair of Copings and Brickwork Currently in-situ to Parapet Wall				
8.2.1	Copings Stones: Carefully remove coping stones [9Nr] remaining in-situ to the parapet wall in St James Church; clean down to remove any residual mortar. Number all coping stones and store for re-use. Contractor to allow for provision of adequate on site storage facility to secure all loose materials from theft/ damage. [NB: See drawing AMP44657.1 TC02]	9	No		
8.2.2	Brick Parapet Wall: Carefully take down by hand section of brick masonry wall to be rebuilt; clean down to remove any residual mortar and store for re-use. Replacement bricks required should best match existing in colour and profile, subject to agreed sample. CA will approve and agree extent of parapet wall to be cut back on site.	8	m2		
8.2.3	Contractor to report at the earliest opportunity to CA the % of loss and breakages of brickwork and or coping stones.				
8.2.4	Removal of Goat Willow Roots - when parapet wall has been taken down carefully hand excavate adjacent graveyard footpath to establish extent of invasive vegetation root system as far as reasonably practical without causing excessive damage to existing footpath. CA approval and agreement on extent of roots to be removed. Consultant Archeologists to be present on site during this exercise. The archeologists will be appointed directly by Manchester City Council for this project and will not therefore need to be included in the contractors target cost.	1	Item		
8.3	Rebuilding Parapet Wall in Existing Location				
8.3.1	Rebuild wall using reclaimed bricks and install copings using existing stock and to previously numbered sequence to ensure copings are fitted in exact previous positions.	8	m2		
8.3.2	All repointing between joints of coping stones and brickwork, shall be filled thoroughly with Natural Hydraulic Lime Mortar, strength grade NHL3.5 mixed in accordance with manufacturers recommendations. Include for protecting new pointing from inclement weather / rapid drying out, until set; mortar mix subject to sample agreed with CA. Mortar joint finish to best match existing and all other areas of parapet wall on completion, this should be confirmed with the CA.	1	Item		
8.3.3	The new wall should be the same height as the previously removed wall, approximately 1140mm in height.				
8.3.4	Note: Existing brick sizes = 230mm x 110mm x 70mm. These are approximate measures and should be checked on site.				
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Item	Description	Quantity	Unit	Rate	£	p
9.0	<u>Repairs to In situ Parapet & Retaining Wall Section</u>					
9.1	Brick Repairs and Repointing					
9.1.2	Undertake localised repairs to existing brickwork to parapet and retaining wall. Brickwork either missing or deemed beyond repair to be replaced with bricks to match existing profile, Indent repairs using brick in colour and profile to match existing, subject to agreed sample. CA approval and agree extent of brick repairs and repointing to be cut back on site.	100	Nr			
9.1.3	Rake out joints to a minimum depth of 20mm, brush & flush clear of any vegetation growth, dust & debris with clean water, and dampen prior to repointing in designated mortar. Undertake repointing of all remaining parapet wall brickwork on St James' Church side.	20	m2			
9.1.4	Treat all mortar joints with an appropriate pesticide after cutting out existing pointing. This is required to reduce the chance of further weed/vegetation growth at the joints.	1	Item			
9.1.5	All repointing between joints of existing coping stones and brickwork, shall be filled thoroughly with Natural Hydraulic Lime Mortar, strength grade NHL 3.5, mixed in accordance with manufacturers recommendations. Include for protecting new pointing from inclement weather / rapid drying out, until set; mortar mix subject to sample agreed with CA. Mortar joint finish to best match existing and all other areas of parapet wall on completion, this should be confirmed with the CA.	1	Item			
9.1.6	Allow for repointing a trial patch to an area of approximately 1 metre square on the existing wall. This should be inspected and approved by the conservation officer/planning officer assigned to the contract and the CA before commencing the rebuild of the parapet wall and undertaking further repair work.	1	m2			
10.0	<u>Cleaning</u>					
10.1	Retaining wall to full height (to height of approx. 4750mm above ground level), to be cleaned down using Doff cleaning system to remove biological growth and loose surface contaminants (subject to sample area agreed with CA).	120	m2			
11.0	<u>Additional Work Items</u>					
11.1	Remove and dispose vegetation to outer face of parapet and retaining wall and undertake advised remedial treatment to eradicate future growth.	10	m2			
11.2	Allow for resurfacing affected area of the graveyard footpath to best match the existing tarmac finish where this has been removed to expose and remove root system. Resurface 1500mm width path where necessary. 20mm minimum thickness bitmac wearing course. 40mm minimum thickness bitmac base course. 150mm minimum MOT Type 1 sub-base. Any existing path edgings should be reinstated.	12	m2			
11.3	Headstone Relocation - Carefully remove and set aside 'headstone' and reinstate when rebuild of wall is complete. Fixing detail to be confirmed. Note: It is possible the headstone could be permanently relocated within the church grounds, this is to be confirmed by CA. Headstone dimensions = 1850mm x 950mm x 95mm	1	Item			
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12.0	<u>Identified Risk Items</u>					
12.1	Temporary weathering (adverse weather period).	1	Item			
12.2	Include allowance for some additional building works.	1	Item			
12.3	Allowance for replacing any coping stones damaged during the removal works.	1	Item			
12.4	Allow for installing an expansion joint where the newly built section of parapet wall connects to the remaining section of parapet wall. Requirements To be confirmed upon further investigation and agreement with conservation officer and planning.	1	Item			
12.5	Further investigation of brick cracking to remaining section of parapet wall, required during course of works, therefore an allowance should be provided for using a Helifix system including installing HelaBars at location of cracked brickwork. CA to confirm location and specification details.	1	Item			
12.6	Allow for carrying out Ecological Surveys, including Bat Survey and Bird Survey. To be undertaken prior to start on site date with specialists approval.	1	Item			
12.7	Allow for obtaining samples of existing mortar mix. Mortar should best match existing in appearance and will form part of the planning consent process prior to the work commencing.	1	Item			
12.8	Allow for installing and removing upon completion of works a hard level surface across access route from existing path inside Fletcher Moss Park to the foot of the retaining wall for scaffolding to be installed.	1	Item			
12.9	Allow for removing topsoil and installing a stone foundation for scaffold to be placed upon in Fletcher Moss Park, include for removal of foundation on completion, this is to be confirmed at later date. Foundation design to be provided by Structural Engineer.	1	Item			
12.10	Allow for repairing cracking at foot of buttress to retaining wall in Fletcher Moss Park using a Helifix system including installing HelaBars at location of cracked brickwork and repointing in mortar to match existing. CA to confirm location and specification details.	1	Item			
12.11	Allow for installation of stainless steel dowels to be set in epoxy resin to tie coping stones of rebuilt section of wall to the newly constructed brick wall below.	1	Item			
12.12	Damp Proof Course - allow for supply and fitting of a PIFA 1200 gauge or similarly approved damp proof course to the underside of the coping stones being rebbed onto the newly built parapet wall section.	1	Item			
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