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	<u>SECTION A - SCHEDULE OF WORKS</u> All items are to be priced separately. A The standard of works shall be in full compliance with the current British Standards including but not limited to BS7913, Building Regulations and relevant statutes and legislation. The Contractor must carry out the works conforming to all current Health & Safety legislation. Contractors are to at all times adopt best practice procedures when working with listed buildings as detailed within the Practical Building Conservation Series. <u>SECURITY</u> C The contractor is also to maintain their own logs. <u>PRICING</u> D The Contractor is to price each item separately. Any item which has no price set against it will be deemed to be included within the tender price. E The Contractor should note that the items of works contained in this section should not be taken as a complete list of the works to be carried out and he will be deemed to include in his tender for all other items of works, either actual or implied by the drawings and this specification. <u>GENERAL ITEMS</u> F The following schedule of works is not intended to be exhaustive description of the works but a reasonable and practical guide to the extent and nature of the works under the contract. The schedule of works should be read and priced in conjunction with the attached drawings. G The contractor will be required to submit a detailed programme to reflect the schedule of works. Several shops located opposite the High Street elevation have designated seating areas. The Contractor is to consider phasing on the external elevation to minimise disruption to local business that may be affected.	ITEM ITEM ITEM ITEM ITEM ITEM ITEM		

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A	All measurements and dimensions are approximate, and the contractor is to verify all dimensions and quantities on site.	ITEM		
B	The contractor is to provide all necessary partitions, dust sheeting, safety barriers and warning signs to establish works areas and to cordon off any areas as necessary in order to maintain safe pedestrian access and emergency escape routes.	ITEM		
C	All fixture and fittings are to be suitably protected during the works. Where equipment cannot be moved, allow for suitable protection where necessary.	ITEM		
D	Ensure that all installed equipment has been fully commissioned and in full working order to the satisfaction of the CA, manufacturer and Client. The Principal Contractor will be required to pass over all certification and forward maintenance information upon completion and handover and allow providing full training for all installed equipment to the Client and their representatives.	ITEM		
E	Ensure that where construction activity has taken place all areas are clean and free from debris and any surplus material (on a daily basis to all areas).	ITEM		
F	Disposal of all redundant materials arising from the works shall be in accordance with the Code of Practice, Waste Management, The Duty of Care 1991 and any subsequent revisions. All waste transfer notices must be submitted to the CA.	ITEM		
G	Prior to the pricing of any item within the Schedule, the Contractor is to fully and certainly ascertain the extent of the works and any local features, and all other factors of construction which affect the nature of the works described	ITEM		
H	The Contractor must, before tendering examine the Specification, assess the full extent and nature of the works, visit site to ascertain the nature of the site, accessibility, and all local conditions and restrictions likely to affect the execution of the works, and assess elements likely to affect labour and the execution of the Contract. No claim for any extra that arose out of the Contractors omission or neglect in this respect will be admitted.	ITEM		
J	The Contractor is to ensure that the site works are supervised by an on-site competent non-working site foreman who is contactable at all times via a mobile phone, for the duration of the works.	ITEM		

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	<u>ACCESS ARRANGEMENTS</u>			
A	The contractor shall make contact with Mr. Tony Leishman to arrange access to inspect the site. (Tel: 07388377598/ Email Tony.Leishman@uk.rlb.com)	ITEM		
B	At Least 48 hours' notice must be given before visiting site.	ITEM		
C	The contractor must maintain a signing in and out procedure in the form of a log book which must be kept on site at all times – for the inspection of the Project Manager.	ITEM		
D	The works are to be undertaken during normal working hours from 8:00am until 5:30pm Monday to Friday. Working outside these hours will be allowed subject to Contract Administrator approval and sufficient notice period.	ITEM		
E	The Contractor must be aware that opening areas of the wall are used for occupants' access and egress, as such any obstruction to these areas must be kept to a minimum with an alternative route safely provided.	ITEM		
	<u>HEALTH & SAFETY</u>			
F	Documentation - Any documents relating to Asbestos must be reviewed by the Principal Contractor and all employees prior to commencement of works and during the works. The Principal Contractor must ensure that the asbestos information adequately covers their working areas, noting any potential caveats. Additional investigations should be carried out as and if required.	ITEM		
G	The project is 'non notifiable', however the CDM Regulations still apply in principle. A Construction Phase Plan shall be required prior to commencement.	ITEM		
H	The Contractor must be aware and comply fully with The Work at Height Regulations 2005 and all subsequent revisions. The Contractor is to ensure that no person engages in any activity in relation to works at height or work equipment for use in such work unless he is competent to do so. The Contractor is to provide suitable fall protection for all operatives working at height.	ITEM		
J	The employer and his professional advisers reserve the right to request any member of the contractors management or staff to leave	ITEM		

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	site and not return to site if found to be in breach of health and safety legislation and requirements included within this document			
A	The contractor will be responsible for all aspects of health and safety on the site and the immediate surrounding areas.	ITEM		
B	The contractor shall take all necessary precautions to ensure that the works are carried out in a safe manner and in accordance with their obligations under the Health & Safety at Work Act 1974 and any subsequent Regulations and Rules enacted under this Act	ITEM		
C	The contractor shall take all steps necessary to secure the site, or plant, machinery and tools against misuse by unauthorised persons particularly out of working hours.	ITEM		
D	The contractor is to check the fire evacuation procedures to the existing site/building and ensure all fire escape routes are clear at all times.	ITEM		
E	The contractor is to allow for the provision of all necessary safety equipment to comply with all relevant Health and Safety Regulations. Correct PPE is to be worn at all times.	ITEM		
	<u>COVERING UP</u>			
F	The Contractor will be required to provide all requisite tarpaulins etc, to cover up and protect the work from the weather, and shall suspend all operations during climatic conditions which is in the CA's opinion detrimental to the works and shall make good any work or damage arising from insufficient protection or the carelessness of workmen at his own expense.	ITEM		
	<u>ACCEPTANCE OF TENDERS</u>			
G	The employer does not warrant himself to accept the lowest of any tender.	NOTE		
	<u>ADDITIONAL WORKS</u>			
H	The Contractor shall not, without written consent from the CA, carry out any work, which he considers is not included in the Contract. Where additional work has been carried out without written consent it is at the discretion of the Client as to whether any additional payment shall be made.	ITEM		

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A	Any additional work likely to involve extra cost shall be pointed out to the CA at the time of discovery and a written order shall be obtained only from the CA before proceeding.	ITEM		
B	Where additional work has been caused by improper methods or carelessness, no additional payment shall be made.	ITEM		
	<u>INTERPRETATION</u>			
C	The contractor is to include for all necessary work to be complete the works, whether or not the same is specifically stated or implied provided that it may be reasonably inferred.	NOTE		
	<u>PLANT/EQUIPMENT</u>			
D	The Contractor is to supply all equipment, plant tools etc. that will be required to properly and efficiently carry out the work. Allowance must be made for any moving and removing of such equipment as many times as may be required.	ITEM		
	<u>GUARANTEE</u>			
E	It will be necessary for the Contractor to give a direct guarantee of workmanship, manufacture and installation to the Employer.	ITEM		
	<u>OCCUPANCY</u>			
F	The apartments located within the wall are currently fully occupied as residential premises. Contractor to ensure that disruptions to all tenants is kept to an absolute minimum for the duration of the works and clear access is provided to entrances at all times.	ITEM		
G	Various cafes/shops located opposite the wall to the High St elevation have designated areas utilised for outside seating along the wall. The Contractor is acquire the necessary permits from the local authority. Consideration to be given to phasing to minimise disruption to local business.	ITEM		

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	<u>PROTECTION AND SECURITY</u>			
A	The contractor is to allow for the protection of all existing and new structures, landscaping, finishes, and equipment, etc. both around the site and within the adjacent building during the execution of the works. All emergency access routes and means of escape are to be maintained clear at all times	ITEM		
B	Any damage caused by the contractor to the existing and new structure, landscaping, finishes, equipment, etc shall be reimbursed at works completion, to match the condition of the respective element prior to the work commencement. Any making good will be at the expense of the contractor to the satisfaction of the Contract Administrator.	ITEM		
C	The contractor is to provide adequate protection to prevent ingress of dust into the existing buildings / areas not affected by the works. The contractor should include for all relevant safety signage to prevent unauthorised access.	ITEM		
D	The Contractor is to cover up and protect the works from any persons on the site and will be responsible for the costs of replacing any elements which become damaged due to inadequate covering and protection.	ITEM		
	<u>SITE RULES</u>			
E	No radios are permitted on site.	NOTE		
F	No smoking is permitted anywhere within the building. Should the contractors wish to smoke, then they must be outside the site boundary	NOTE		
	<u>PREPARATION WORKS</u>			
G	Before commencement of the works, the contractor is to compile a photographic record of the building and the surrounding areas to provide condition, as any damage resultant from the works will have to be made good at the contractors expense.	ITEM		
	<u>SHORING AND TEMPORARY SUPPORT</u>			
H	The Contractor is to allow for providing all necessary shoring and temporary support required to facilitate the works described	ITEM		

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	<u>SMALL PLANT AND EQUIPMENT</u>			
A	The Contractor is to make due allowance for all necessary small plant and equipment required for the full execution of the works. Pricing of this item should be included within the preliminaries	ITEM		
B	The contractor is to allow for and provide a temporary power supply i.e. a temporary generator to undertake the works during the contract period, as it is not know at this stage whether the client will allow the use of services.	ITEM		
	<u>SKIPS & CLEARANCE</u>			
C	Rubbish should not be permitted to accumulate during the works and should be cleared away on a daily basis. Skips shall only be located in a position agreed with the Employer	ITEM		
D	The contractor is to ensure that the site is left clean, tidy and safe at the end of each day. Following completion of the works allow for a thorough clean throughout to leave all affected areas clean.	ITEM		
E	Provide all necessary skips for the disposal of debris from the works include for all necessary Local Authority licences for the siting of skips and associated protection, lighting, etc.	ITEM		
	<u>CLEARING AWAY</u>			
F	The Contractor is to take down and clear away all plant and temporary works etc. and make good and remove all rubbish and surplus materials from site and leave in a clean and tidy state.	ITEM		
	<u>TRAFFIC AND PARKING MANAGEMENT</u>			
G	The contractor is to ensure that all operatives' vehicles are parked away from the site.	ITEM		

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	<u>PROGRAMME</u>			
A	The Contractor is to provide his/her scheme programme with his/her tender return to show completion of the works in the requisite time period. The programme is to highlight the duration of the works from instruction to completion, including site set up and clearance at the end of the works. The programme should indicate the phasing of the works as necessary.	ITEM		
B	The contractor is to attend both a pre-start meeting and any interim site meetings for the duration of the contract.	ITEM		
	<u>STATUTORY APPROVALS</u>			
C	The Project is not expected to require Building Control Approval. The wall located to the boundary with elevations facing High street and Thomas street is the remains of the former wholesale fish market and is Grade II listed. Approval will be sought from Manchester City Council Conservation Officer. Listed Building Consent and Planning Permission is required, following consultation by the Employer with the Planning Department, this will be dealt with by the Contract Administrator.	ITEM		
	<u>MATERIALS AND WORKMANSHIP</u>			
D	Materials and workmanship are to be fit for purpose, of the type and quality described herein and of the best quality described herein and of the best quality of their respective kinds. Those for which there is a British Standard are to conform thereto.	ITEM		
E	Description of materials and workmanship given in any one trade is to apply throughout this Specification unless otherwise described.	ITEM		
F	The Contractor shall employ only fully qualified, competent and experienced tradesmen through the Contract period. Contractors must have relevant experience in works to listed building.	ITEM		
	<u>APPROVAL</u>			
G	The whole of the work and materials are to be to the approval of the CA and to the satisfaction of all relevant British Standards, European Standards and other similar technical standards, all Trade Associations and all relevant Manufacturer's instructions.	ITEM		

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A	Where the Contractor discovers any discrepancies or ambiguities, or should there be any item of work which the Contractor is unclear as to what is required, the Contractor must obtain clarification or instructions from the CA before proceeding	ITEM		
B	No qualifications or alterations of any kind are to be made by the Contractor to this schedule of works without the written agreement of the CA	ITEM		
	<u>CARE OF THE WORKS</u>			
C	The Contractor is to keep all persons (including those employed by sub-contractors) under his control and within the boundaries of the site.	ITEM		
D	The contractor will be held responsible for the care of the works generally until their completion, including all work executed and materials deposited on the site by himself or sub- contractors and suppliers, together with all risks arising from the weather, carelessness of operatives, damage or loss by theft or any other such cause; and he is to make good all such damage or loss.	ITEM		
	<u>WELFARE FACILITIES</u>			
E	The contractor should make allowances for the provision of self contained welfare units for the duration of the project. It should be assumed that this stage that there is no water and power available from the building.	ITEM		
	<u>CDM REGULATIONS</u>			
F	The Construction (Design & Management) Regulations 2015 apply to this Project and tenderers must familiarise themselves with the requirements of the Regulations and include fully for them within their tendered prices.	ITEM		
G	The Contractor appointed to carry out the works will be appointed the Principal Contractor. The Principal Contractor shall prepare the Construction Phase Health and Safety Plan	ITEM		
H	The Construction Phase will not commence until the successful Contractor has provided all necessary RAMs for the works.	ITEM		

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A	The Principal Contractor will ensure that all other Contractors employed on the site either directly or indirectly by him or the Employer are made aware of the requirements of the CDM Regulations. <u>PRACTICAL COMPLETION</u>	ITEM																														
B	Practical Completion will only be reached once the Contract Administrator (CA) issues the relevant completion certificate.	ITEM																														
C	In order to achieve practical-completion, the Contractor must deliver to the CA all relevant certificates, guarantees, planning condition discharge confirmations, Building Regulations approval notices and other similar documentation	ITEM																														
D	All operational, maintenance and testing procedures must be notified by the Contractor to the CA and/or the Employer during the final completion meeting. <u>GENERAL</u>	ITEM																														
E	The contractor must make an allowance for providing the Principal Designer will all necessary information required to compile the Health and Safety File.	ITEM																														
F	The schedule of works is to be read in conjunction with the following documents: Architectural <table><tr><th>Drawing No</th><th>Drawing Title</th></tr><tr><td>0013551010-01</td><td>High Street Elevation - External 1</td></tr><tr><td>0013551010-02</td><td>High Street Elevation - External 2</td></tr><tr><td>0013551010-03</td><td>High Street Elevation - Internal 1</td></tr><tr><td>0013551010-04</td><td>High Street Elevation - Internal 2</td></tr><tr><td>0013551010-05</td><td>Salmon Street Elevation - External 1</td></tr><tr><td>0013551010-06</td><td>Salmon Street Elevation - External 2</td></tr><tr><td>0013551010-07</td><td>Salmon Street Elevation - Return Detail</td></tr><tr><td>0013551010-08</td><td>Salmon Street Elevation - Internal 1</td></tr><tr><td>0013551010-09</td><td>Salmon Street Elevation - Internal 2</td></tr></table> Structural <table><tr><th>Drawing No</th><th>Drawing Title</th></tr><tr><td>12-2942_SK01</td><td>South Elevation Remedial Work</td></tr><tr><td>12-2942_SK01</td><td>North Elevation Remedial Work 1 of 2</td></tr><tr><td>12-2942_SK01</td><td>North Elevation Remedial Work 2 of 2</td></tr></table>	Drawing No	Drawing Title	0013551010-01	High Street Elevation - External 1	0013551010-02	High Street Elevation - External 2	0013551010-03	High Street Elevation - Internal 1	0013551010-04	High Street Elevation - Internal 2	0013551010-05	Salmon Street Elevation - External 1	0013551010-06	Salmon Street Elevation - External 2	0013551010-07	Salmon Street Elevation - Return Detail	0013551010-08	Salmon Street Elevation - Internal 1	0013551010-09	Salmon Street Elevation - Internal 2	Drawing No	Drawing Title	12-2942_SK01	South Elevation Remedial Work	12-2942_SK01	North Elevation Remedial Work 1 of 2	12-2942_SK01	North Elevation Remedial Work 2 of 2	ITEM		
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12-2942_SK01	North Elevation Remedial Work 2 of 2																															

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A	Each and every item within this schedule of works must be priced without exception. Should the Contractor fail to state a price then this item will be deemed to be included within their priced tender. The Contractor may for clarification of the scope of work add further items to the schedule of works to fully reflect their planning and pricing strategy.	ITEM		
	<u>SCHEDULE OF WORKS</u>			
B	<u>GENERAL DESCRIPTION</u> The retained grade 2 perimeter wall to the old Smithfield market has suffered age related deterioration and weathering. Two of the arches have slightly dropped to the Salmon Street elevation. The works herein comprise of replacement masonry to several sections. Re-pointing works with an appropriate lime mortar. Stone work repairs to columns and arches. Repairs to dropped arches and the replacement of a steel beam to the High Street elevation. Re-bedding of coping stones. Repair and reinstatement of a bird wire and redecoration works to the metal gates and railings. Specialist cleaning of the elevations to part.	NOTE		
C	The contractor is to make an allowance for undertaking investigations and providing full recommendations over and above that which is outlined in this document.	ITEM		
D	The contractors are deemed to include for everything necessary to allow the contractor to understand the scope of the works, to allow for the complete execution of the work and the full and proper operation of the installation including all sundry components and building works.	ITEM		
	<u>SCAFFOLDING</u>			
E	Allow for the erection, adaptation and dismantling of all scaffold necessary to undertake the works. Costs to include all necessary licences and permits. Contractor to allow for fan board protection as necessary around access routes.	ITEM		
	<u>REQUIREMENTS OF CONTROLLING AUTHORITIES</u>			
F	Contractor to read and refer to Manchester City Councils Terms & Conditions for erecting scaffolding within the City Centre and in conjunction with the works listed below.	ITEM		
G	The contractor shall ascertain and allow for all costs in complying with the requirements of the Local Authority and constabulary as they may affect the cleaning and restoration works and in particular regarding:-	ITEM		

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	1. Loading and unloading materials and equipment 2. Erecting, maintaining, adapting and dismantling scaffolding 3. Providing notices, traffic control equipment, kerb buffers, chevron painted boards, painted scaffold, lighting, fans, sheeting and all safety requirements and protective measures. 4. Approval of test panels for method of cleaning.	ITEM ITEM ITEM ITEM		
	<u>SCAFFOLD DESIGN</u>			
A	Contractor to design and erect all scaffolding to facilitate the works. The design of the scaffolding will be the responsibility of the Contractor and is to be in accordance with the recommendations with current British Standards, Codes of Practice and Health & Safety legislation	ITEM		
B	As the work involved is to a listed building, the scaffold should essentially be regarded as independent of the existing structure and designed accordingly. Where tying to the existing structure cannot be avoided the positions and type of any such ties will require the approval of the Local Authority Conservation Officer. No additional costs will be granted after the acceptance of any tender where this requirement has been overlooked.	ITEM		
C	Where tying to the existing structure is required/approved, the contractor is to include for all necessary and appropriate making good following removal of the ties as the scaffold is removed at completion	ITEM		
D	Compliance with the various Acts and Regulations is the responsibility of the Contractor	ITEM		
E	Compliance with all aspects of Health & Safety during erection, use, and dismantling in the responsibility of the Contractor.	ITEM		
F	The design of the scaffold is to take account of the requirements of all trades which will require access, use as a working platform or storage. No claims will be entertained for additional scaffold for amending scaffold already erected to suit the requirements of trades contained within the specification.	ITEM		
	<u>SCAFFOLDING PROPOSALS</u>			
G	The contractor is to submit his proposals for scaffolding on or before the date of possession and not less than 7 days before the commencement of the scaffold	ITEM		

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A	The Contractors proposals are to include clear drawings and structural calculations in duplicate, sufficient to prove the stability of the proposed temporary structures	ITEM		
B	These drawings will clearly indicate positions where any scaffold is to be tied back to the fabric of the building.	ITEM		
C	No scaffolding shall commence on site until the Contractors proposals have been submitted and agreed with the CA. not relieve the Contractor of his responsibilities to ensure full compliance of all requirements.	ITEM		
	<u>SCAFFOLDING PROGRAMME</u>			
D	Prior to commencement of any scaffolding the Contractor shall submit a programme indicating the commencement date completion date and period for dismantling for each area of scaffolding	ITEM		
E	Scaffold may be required for inspection purposes prior to confirmation of scope of the work and the Contractor is to indicate this period on his programme and ensure their proposals are submitted early enough to ensure that this period is not compromised.	ITEM		
F	Consideration to be given to potential phasing. Local business adjacent to the High street elevation utilize the paved area directly facing the wall in some areas for outside seating. Contractor to obtain all necessary local authority permissions/consents.	ITEM		
	<u>SCAFFOLD - ERECTION REQUIREMENTS</u>			
G	All scaffold tubing and fittings are to be galvanised and in good condition and free from corrosion. Rusty components will not be accepted.	ITEM		
H	No steel component (including capped tubes) is to be in contact with the fabric of the wall except where specific approval has been given.	ITEM		
J	Where it is necessary to brace the scaffold from the masonry then timber packing of a minimum thickness of 20mm is to be placed between the scaffolding and the masonry.	ITEM		
K	The ends of ALL scaffold tubes are to be protected with plastic caps, which are to be fitted prior to delivery to site. Where it is necessary to cut scaffold tubes during erection the end is to be re-capped immediately.	ITEM		

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A	Scaffold tubes are not to encroach within 200mm of the surface of the wall except where required for support or stabilising. This is to prevent accidental damage to the fabric by minor movement of the scaffold.	ITEM		
	<u>SCAFFOLDING - SUPERVISION</u>			
B	The Contractor is to exercise particular care in supervising the erection and dismantling of the scaffold to ensure that no damage occurs to the fabric of the wall.	ITEM		
C	It should be noted that in many instances damage to the historic fabric cannot easily be rectified. Any damage due to the scaffold use, erection or dismantling will be rectified at the Contractor's expense.	ITEM		
	<u>SCAFFOLDING – SECURITY & PROTECTION</u>			
D	All external scaffolding shall be designed and erected so as to prevent unauthorised access. It should be noted that the nearby properties will be occupied by the tenants and as such will require 24 hour access.	ITEM		
E	All surfaces at ground level are to be suitably protected to prevent the scaffold damaging existing external finishes	ITEM		
F	Ensure any architectural features or areas prone to damage are suitably protected.			
G	Where protection measures are considered inadequate the Contractor will, at his own expense, provide additional protection as directed by the CA	ITEM		
	<u>SCAFFOLDING - DISMANTLING</u>			
H	Ensure all necessary care is taken to ensure that no damage occurs to the fabric of the wall.	ITEM		
J	Scaffold tubes to be carefully lowered to ground level and not thrown or dropped.	ITEM		
K	No dismantled components shall be left on site outside working hours.	ITEM		
	<u>SCAFFOLDING - CERTIFICATES</u>			
L	Copies of all handover certificates issued by the scaffold sub-contractor shall be forwarded to the CA upon receipt by the Main Contractor.	ITEM		

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A	No scaffolding shall be used unless handover certificates and test certificates have been issued. <u>WORKS</u> REMOVAL OF REDUNDANT FIXINGS & VEGETATION	ITEM		
B	Contractor shall allow for all necessary protection of the wall in advance of the repair and cutting out. No power tools are permitted.	ITEM		
C	Contractor to carefully remove vegetation growth to areas highlighted on drawings identified below. Allow to treat area with an appropriate herbicide. Contractor to allow for making good surface fabric including re-pointing where necessary.	ITEM		
D	Contractor to carefully remove redundant fixings, all fixings identified on drawings. Contractor to allow for making good surface fabric including re-pointing where necessary.	ITEM		
E	See drawings legend; Item 1 = removal of vegetation, Item 2 = Removal of redundant fixings. 0013551010-01 High Street Elevation - External 1 0013551010-02 High Street Elevation - External 2 0013551010-03 High Street Elevation - Internal 1 0013551010-04 High Street Elevation - Internal 2 0013551010-05 Salmon Street Elevation - External 1 0013551010-06 Salmon Street Elevation - External 2 0013551010-07 Salmon Street Elevation - Return Detail 0013551010-08 Salmon Street Elevation - Internal 1 0013551010-09 Salmon Street Elevation - Internal 2 <u>RE-POINTING WORKS</u>	ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM		
F	Contractor to allow to carefully rake out by hand mortar joints to 25mm to the areas identified on drawings as identified below. Under no circumstances will the use of mechanical tools be permitted.	ITEM		
G	Allow for providing mortar test panel for approval from Conservation Officer prior to commencement of works.	ITEM		
H	Carefully repoint open or defective mortar joints with a lime based mortar as approved by the Conservation Officer. Care must be taken to ensure that new mortar pointing is compatible with existing mortar in terms of colour. Care must also be taken to ensure that mortar does not stain the surface of the stonework.	ITEM		

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A	Following completion of repointing works, the contractor to clean down all areas on completion using clean water and bristle brush only. Acid cleaners are not to be used.	ITEM		
B	Contractor to confirm rate for additional repointing at £ sq/m rate. For the purpose of pricing allow for quantities identified below: See drawings; legend item 3. 0013551010-01 High Street Elevation - External 1 0013551010-02 High Street Elevation - External 2 0013551010-03 High Street Elevation - Internal 1 0013551010-04 High Street Elevation - Internal 2 0013551010-05 Salmon Street Elevation - External 1 0013551010-06 Salmon Street Elevation - External 2 0013551010-07 Salmon Street Elevation - Return Detail 0013551010-08 Salmon Street Elevation - Internal 1 0013551010-09 Salmon Street Elevation - Internal 2	ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM		
	<u>MASONRY / STONWORK REPAIRS</u>			
	<u>STONWORK</u>			
C	Contractor to allow to undertake isolated sectional repairs to stonework arch stones (extrados/ vousoir/ crown/) as identified on drawings noted below. Contractor to carefully cut out defective areas using hand tools only. Care must be taken not to damage the remaining element/s. Contractor to match existing stonework colour and type. Sample of replacement stone must be approved by the conservation officer prior to installation on site. Contractor to allow for any repointing as may be necessary. Where repointing required it must be of lime based mortar as approved by the Conservation Officer prior to installation.	ITEM		
D	Allow for specialist stone repair and replacement to match all original features, where necessary allow for doweling existing stonework to facilitate rebuilding new stonework details. See drawings; legend Item 4 0013551010-01 High Street Elevation - External 1 0013551010-02 High Street Elevation - External 2 0013551010-03 High Street Elevation - Internal 1 0013551010-04 High Street Elevation - Internal 2 0013551010-05 Salmon Street Elevation - External 1 0013551010-06 Salmon Street Elevation - External 2 0013551010-07 Salmon Street Elevation - Return Detail 0013551010-08 Salmon Street Elevation - Internal 1 0013551010-09 Salmon Street Elevation - Internal 2	ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM		

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A	<u>STONE COLUMNS & BEAMS</u>	ITEM		
	Several areas of columns and beams are either damaged, been subject to a previous poor repair or severely weathered and require specialist replacement either in full or to sections. Contractor to carefully cut out degraded/damaged areas. Care must be taken not to damage further fabric. Contractor to match existing type and colour. Where stonework encases steel, an allowance for rubbing back and application of a suitable inhibitor is required prior to installation of new stone.			
	B	NOTE		
	Contractor to match existing stonework colour and type. Sample of replacement stone must be approved by the Conservation Officer prior to installation on site.			
	Please refer to the drawings; legend item 5.			
	0013551010-01 High Street Elevation - External 1	ITEM		
	0013551010-02 High Street Elevation - External 2	ITEM		
	0013551010-03 High Street Elevation - Internal 1	ITEM		
	0013551010-04 High Street Elevation - Internal 2	ITEM		
	0013551010-05 Salmon Street Elevation - External 1	ITEM		
	0013551010-06 Salmon Street Elevation - External 2	ITEM		
	0013551010-07 Salmon Street Elevation - Return Detail	ITEM		
	0013551010-08 Salmon Street Elevation - Internal 1	ITEM		
	0013551010-09 Salmon Street Elevation - Internal 2	ITEM		
	<u>MASONRY</u>			
C	Contractor to carefully manually cut out identified poor masonry and allow for replacement with reclaimed clay brick of matching colour, style and size. Replacement bricks to be approved by the Conservation Officer prior to commencement of works. Contractor to allow for re-bedding and pointing with a lime mortar as approved by the Conservation Officer. (no power tools to be used).	ITEM		
	See drawings; legend Item 6			
	0013551010-01 High Street Elevation - External 1	ITEM		
	0013551010-02 High Street Elevation - External 2	ITEM		
	0013551010-03 High Street Elevation - Internal 1	ITEM		
	0013551010-04 High Street Elevation - Internal 2	ITEM		
	0013551010-05 Salmon Street Elevation - External 1	ITEM		
	0013551010-06 Salmon Street Elevation - External 2	ITEM		
	0013551010-07 Salmon Street Elevation - Return Detail	ITEM		
	0013551010-08 Salmon Street Elevation - Internal 1	ITEM		
	0013551010-09 Salmon Street Elevation - Internal 2	ITEM		

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	<u>COPING STONES</u>			
A	Contractor to allow for removal of all bird wire and set aside for reinstatement upon completion.	ITEM		
B	Contractor to allow for full removal of all coping stones and finials to both Salmon st and High st walls. Clean off all old mortar and allow to re-bed/set on new mortar as approved by the conservation officer. These works are subject to prior investigation by the Contract Administrator once contractors access is available. The extent of remedial works is to be confirmed post-tender by the Contract Administrator. Any subsequent cost will be expended in the whole or part only with the prior approval of the Contract Administrator.	ITEM		
C	Contractor to allow to include the provisional sum of £6000.00 (six thousand pounds) for the supply and installation of lead detailing/flashings following removal of existing where defective. These works are subject to prior investigation by the Contract Administrator. The extent of remedial works is to be confirmed post-tender by the Contract Administrator. Any subsequent cost will be expended in the whole or part only with the prior approval of the Contract Administrator. Any claims in relation to the above noted provisional sum which have not received prior written instruction by the Contract Administrator will be rejected.	ITEM		
D	The Contractor is to include the provisional sum of £1000.00 a (one thousand pounds) to replace damaged/broken coping stones as necessary following investigation by the Contract Administrator. The extent of remedial works is to be confirmed post-tender by the Contract Administrator. Any subsequent cost will be expended in the whole or part only with the prior approval of the Contract Administrator. Any claims in relation to the above noted provisional sum which have not received prior written instruction by the Contract Administrator will be rejected.	ITEM		
E	Contractor to note coping details to main wall top and at a lower level to the internal face. See drawings: 0013551010-01 High Street Elevation - External 1 0013551010-02 High Street Elevation - External 2 0013551010-03 High Street Elevation - Internal 1 0013551010-04 High Street Elevation - Internal 2 0013551010-05 Salmon Street Elevation - External 1 0013551010-06 Salmon Street Elevation - External 2 0013551010-07 Salmon Street Elevation - Return Detail 0013551010-08 Salmon Street Elevation - Internal 1 0013551010-09 Salmon Street Elevation - Internal 2	NOTE ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM		

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	<u>BIRD NETTING</u>			
A	Contractor to allow for the supply and installation of bird netting to protect the two carved tympana details to the arches located on the Salmon street external elevation. Contractor to carefully fix into place as per previous installations to details on high street. See drawing; legend item 13.	ITEM		
	0013551010-05 Salmon Street Elevation - External 1	ITEM		
	<u>BIRD WIRE</u>			
B	Contractor to re-instate bird wire system to the high street coping. Include for replacement of damaged fittings and wires as part of the installation process.	ITEM		
C	Contractor to supply and install new anti-bird wire system to the main copings to the salmon street elevation.	ITEM		
	<u>REPLACEMENT STEEL BEAM – HIGH STREET</u>			
D	Contractor to review Structural Engineers designs ‘Remedial work to retained feature wall’ as contained within Appendix B.	ITEM		
E	Contractor to allow for all works including the safe removal of the existing steel beam and installation of new as detailed within Appendix B and drawing 12/2949 SK01. Contractor to allow for all temporary propping, supports and safety measures to protect the existing fabric.	ITEM		
	<u>REPAIR TO DROPPED ARCHED - SALMON STREET</u>			
F	Two arches to the Salmon street elevation have moved. The contractor is to allow for repairs as specified within the Structural Engineers designs ‘Remedial work to retained feature wall’ as contained within Appendix B and drawings 12/2949 SK02 & 12/2949 SK03	ITEM		
	Contractor to allow for all access, temporary propping, supports and safety measures to protect the existing fabric.	ITEM		

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	<u>METAL WORK</u>			
A	Isolated repairs required to metal railings and gate details. Contractor to allow for fabrication of elements to match/replace existing where required. Contractor to allow for repairs as Identified on drawings. See drawings ; legend item 9.	ITEM		
	0013551010-01 High Street Elevation - External 1	ITEM		
	0013551010-02 High Street Elevation - External 2	ITEM		
	0013551010-03 High Street Elevation - Internal 1	ITEM		
	0013551010-04 High Street Elevation - Internal 2	ITEM		
	0013551010-05 Salmon Street Elevation - External 1	ITEM		
	0013551010-06 Salmon Street Elevation - External 2	ITEM		
	0013551010-07 Salmon Street Elevation - Return Detail	ITEM		
	0013551010-08 Salmon Street Elevation - Internal 1	ITEM		
	0013551010-09 Salmon Street Elevation - Internal 2	ITEM		
	<u>REDECORATION</u>			
B	Contractor to allow a paint sample analysis to determine original colour and type. Result to be submitted to CA for Employer consideration.	ITEM		
C	Contractor to allow for stripping back / cleaning of the metal gates, railings and buttress plates. Contractor to allow to strip back existing paint finish.	ITEM		
D	Contractor to make an allowance for the supply and application of an appropriate rust inhibitor coat. Allow to finish with two coats of an appropriate weather resistant metal paint finish. Colour to be determined following paint sample analysis and review by Employer & Conservation Officer.	ITEM		
E	To previously decorated stonework, contractor to clean and fully prepare surfaces in readiness to receive new decoration.	ITEM		
F	To previously decorated stonework, contractor to supply and apply two coats of an appropriate weather resistant covering in a colour to be confirmed.	ITEM		
	See drawings; legend item 10			
	0013551010-01 High Street Elevation - External 1	ITEM		
	0013551010-02 High Street Elevation - External 2	ITEM		
	0013551010-03 High Street Elevation - Internal 1	ITEM		
	0013551010-04 High Street Elevation - Internal 2	ITEM		
	0013551010-05 Salmon Street Elevation - External 1	ITEM		
	0013551010-06 Salmon Street Elevation - External 2	ITEM		
	0013551010-07 Salmon Street Elevation - Return Detail	ITEM		
	0013551010-08 Salmon Street Elevation - Internal 1	ITEM		

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	0013551010-09 Salmon Street Elevation - Internal 2 <u>SPECIALIST CLEANING</u>	ITEM		
A	Specialist contractor to be appointed to undertake cleaning of stonework only using DOFF Cleaning System. Ensure the system is set to enable the heavy deposits of soiling and algae to be removed from the elevations. Carefully clean down all surfaces to stonework in preparation to each elevation of the wall. More stubborn staining and soiling should be removed with a soft bristle brush. All abrasive cleaning methods, strong acids or metal bristle brushes MUST be avoided. Test panel of cleaning is to be provided for Conservation Officer approval prior to commencement of works.	ITEM		
B	Contractor to liaise with Building Manager regarding phasing of the works who will in turn liaise with building residents to ensure that nearby windows are fully shut prior to commencement.	ITEM		
C	No works are to be carried out in conditions where damage is likely to result from frost action. Min average temp to be +5 degrees.	ITEM		
D	Consideration to be given to protecting delicate architectural features and any other areas not being treated e.g. Tank Tape and polythene to protect.	ITEM		
	<u>GENERAL CLEANING UPON COMPLETION</u>			
E	Undertake full and thorough clean to all areas, including all areas affected by the works. Leave building ready for occupation and use.	ITEM		
	<u>CONTINGENCY</u>	ITEM		
G	Contingency sum allowance of £10,000 only to be expended upon confirmation from the Contract Administrator.	ITEM		

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	<u>COLLECTION PAGE</u>			
A	Page No 33	ITEM		
B	Page No 34	ITEM		
C	Page No 35	ITEM		
D	Page No 36	ITEM		
E	Page No 37	ITEM		
F	Page No 38	ITEM		
G	Page No 39	ITEM		
H	Page No 40	ITEM		
J	Page No 41	ITEM		
K	Page No 42	ITEM		
L	Page No 43	ITEM		
M	Page No 44	ITEM		
N	Page No 45	ITEM		
P	Page No 46	ITEM		
Q	Page No 47	ITEM		
R	Page No 48	ITEM		
S	Page No 49	ITEM		
T	Page No 50	ITEM		
U	Page No 51	ITEM		
V	Page No 52	ITEM		
AA	Page No 53	ITEM		

To Collection Page £

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To Collection Page	£		
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