

SCHEDULE OF WORK

RE-ROOFING, EXTERNAL REPAIRS, AND PASSIVE FIRE PROTECTION
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
M12, 5RT

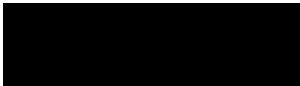
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AUTHORISATION

This Schedule of Works has been prepared by:

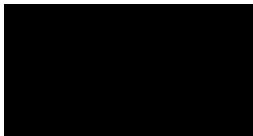
Signature



Mark Hesketh - Senior Building Surveyor

and authorised for issue by:

Signature



Jon Ward - Associate Building Surveyor

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SECTION 3 - Document 3.1 - Instructions for Tendering

- A **Document / Tab 3.3. Preliminaries.** The grey cells within the document are to be populated where applicable by the tendering contractor. Where additional items are deemed to be required by the contractor space/lines have been allowed for the contractor to add items as necessary. Also refer to Document 1 - "Preliminaries" for further information and the full details of preliminary requirements. Price all grey cells (rates) and the value column cells only. Page totals will self-calculate and transfer to The Final Summary, Document Tab 3.5
- B **Documents / Tabs 3.4.0 - 3.4.5 Schedule of Works.** The grey cells within these Documents are to be populated where applicable by the tendering contractor. Price all grey cells (rates) and the value column cells only. Page totals will self-calculate and transfer to The Final Summary, Documents / **Tab 3.5.**
- C **Documents / Tab 3.4.6 Provisional Sums.** No pricing is required within the provisional sums section/s of this document. These items are pre-populated and will self-calculate to The Final Summary, Document / **Tab 3.5.**
- D **Documents / Tab 3.5 Final Summary.** No pricing is required within the summary section/s of this document. The Final Summary, Documents / **Tab 3.5** will self-calculate as work items are priced throughout the schedule of works.
- E **Document / Tab 3.6 - Schedule of Rates.** Tendering Contractors must price the Schedule of Rates **Tab 3.6** as part of the tender process. These items are for anticipated repair works generally to pitched tile roof areas only. This will provide the employer with a budgetary option following submission of tenders and in the event that wholesale renewal of pitched roofing elements became cost prohibitive. NB: Failure to price the Schedule of Rates so may invalidate the contractors tender submission.
- F **Orientation** - Descriptions of items (RHS) Right-hand side or (LHS) Left-hand side, signifies observation should be made from outside of the building looking directly at the respective elevation and subject matter or building component as applicable.

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SECTION 3 - Documents 3.2 - Preambles

- A The following Schedule of Works is not intended to be an exhaustive description of the works but a reasonable and practical guide to the extent and nature of the works under the contract. All items in this specification are deemed to be included in the contractor's tender sum. Any value engineering if required, must be agreed with the CA and the employer at the tender evaluation stage or prior to commencement of the works.
- B The Contractor is to visit site to ascertain the full extent of the proposed works. The contractor is responsible for determining the exact quantities and dimensions relative to the works and is deemed to have allowed for this within this priced document. Contractor to report any identified discrepancies to the Contract Administrator (CA) immediately.
- C All works are to be properly and adequately supervised and every skill and care is to be taken in the selection of and installation of all materials. All works are to be fit for each purpose and of good quality.
- D The prices of all items included in this Schedule shall be deemed to include for all making good in all trades as necessary in addition to any specific making good given in the descriptions of the items.
- E The terms such as "pull down", "supply", "provide", "fix", "install", "build", "construct", etc., shall all be construed as including all necessary labour, materials, plants, tools, equipment etc
- F The contractor is responsible for determining the most appropriate method of completing the works, and is deemed to have included for all temporary protection during the works.
- G The Contractor shall allow in their pricing for everything necessary to execute the whole of the works, temporary or permanent and include for all necessary equipment, plant, tools etc. as required to properly and efficiently carry out the works. Allowance shall be deemed to be included for any delivery or movement of all materials and equipment as required throughout the duration of the works.
- H 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.

J CONTRACTOR ACREDITATION

PITCHED ROOFING WORKS: The pitched roof works are to be carried out by a **Marley (Accredited) Roofing Contractor and/or a member of the National Federation of Roofing Contractors (NFRC)** in accordance with appended Marley specifications, and all relevant British Standards and Codes of Practice. Materials and goods are to be used in accordance with the manufacturer's stipulations and applicable recommendations given by recognised authoritative trade Associations such as British Board of Agreement certification, BRE or other industry bodies as appropriate. All works specified are to be undertaken in full compliance with the current Building Regulations and other relevant Statutory requirements relating to these works.

FLAT ROOFING WORKS All works to be strictly undertaken by IKO
Permaphlt Approved Contractors list below.

Briggs Amasco
Amasco House
Richmond Road
Trafford Park
Manchester
M17 1RE
0161 872 5841
enquiries@briggsamasco.co.uk

Falcon Asphalt
Unit 16 Vale Industrial Estate
Vale Street
BOLTON
BL2 6QF
01204 370029
Graham@falconasphalt.co.uk

NRA Roofing & Flooring Services Ltd
Rock House
Millership Way
Ilkeston
Derbyshire
DE7 8DW
0115 930 4019
0800 998 1355
info@nrarroofing.co.uk

Rio Asphalt & Paving
50 Devon Street
Nechells
Birmingham
B7 4SL
0121 359 5522
info@riogroup.co.uk

Brindley Asphalt Ltd
Meadwood House
Bath Street
Bilston
WV14 0ST
01902 405 161
info@brindleyasphalt.co.uk

FIRE DOORS & FIRE STOPPING: All Passive fire protection works, fire stopping, fire door repairs and fire door installations to be undertaken by a 3rd party UKAS accredited / certified contractor. Confirmation of sub-contractor to be provided at pre-start meeting by the main contractor:

Refer to Survey Information in preambles
Holistic Fire Safety Ltd
Unit 10B, Humber Bridge Ind Est,
Harrier Road, Barton-Upon-Humber, DN18 5RP
www.holisticfire.com
Office: 01652 317316

- K **Programme** - The contractor should adhere to the deadline dates detailed within the tender documents and must submit an anticipated **Programme of Works** with their tender submission and demonstrate that the works can be fully resourced throughout the full duration of the project

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- L Any product deviations or substitutions which differ from this Schedule of works are to be approved by the Contract Administrator (CA) and Employer appropriately.
- M **Dimensions** contained within the drawings and specifications are indicative and for guidance only, the contractor is responsible for their own measurements. Additional costs will not be awarded for re-measured works.
- N **Provisional sums and contingencies** within the specification documents shall be expended as directed by the Contract Administrator and shall be deducted in whole or in part if not required without compensation to the contractor.
- O **Materials** are to be safely stored in a site compound. The site is to be cleared each evening. Details of material storage and site compound will be agreed with the PD and client at the Pre-contract stage.
- P **Asbestos Refurbishment and Demolition Report (R&D)** - A full Asbestos R&D survey and report must be undertaken of all work areas and/or areas likely to be affected by the works prior to any works commencing.
- Q **Asbestos Register and Asbestos Awareness:** In addition to the mandatory R&D survey, the Contractor MUST review all of the Employers existing Asbestos management and asbestos survey reports as part of this tender submission. The contractor must also ensure that all personnel working at the site have basic asbestos awareness training and observe safe working practices and procedures. All staff and operatives should be fully conversant with the above mentioned documents and procedures (As applicable). Upon discovery of any suspicious hazardous material, all works must stop and the incident reported immediately to the contract administrator.
- R **Building Occupancy** - The Contractors attention is drawn to the fact that, flats and accommodation within the premises are likely to be occupied. The building and surrounding public areas will be a live and active environment for the duration of the works. The contractor must take this into consideration when pricing the works and ensure that the works are costed on this basis.
- T **The Contractor shall be responsible for:**
 - (1) The installation of fully integrated and fully co-ordinated systems of work to conform with the detail of the building and with the work of other trades.
 - (2) Provide programmes and schedules, installation diagrams/drawings as necessary to complete the works.
 - (3) Liaise with CA to ensure that the works drawings and/or Contractor's installation drawings/diagrams and schedules properly co-ordinate with the detail of the building and with the work of other trades and other services installations.
 - (4) The true and accurate setting out of the Works and for the correctness of positions, levels, dimensions and alignment of all parts of the works installation.
 - (5) If at any time during the progress of the works any error shall arise in the positions, levels or alignments due to the Contractor's inaccurate setting out, the Contractor shall, at his own expense, amend such errors.
 - (6) Co-operating fully with the CA.
 - (7) Complete the Works to the satisfaction of the CA demonstrating both satisfactory performance in accordance with the design intent and ensure suitable accessibility arrangements are provided to facilitate future / planned maintenance work.
 - (8) Working in a phased manner in accordance with the tender requirements, carrying out operations within a live residential setting and environment with minimal disruption to the tenant/s.
 - (9) The works shall be in accordance with all applicable current Building Regulations, Approved Documents, British Standards and Best Practice Guides where applicable.
 - (10) Any discrepancies identified by the Contractor in documents, drawings or instructions issued during the Tender period are to be reported back to the CA immediately.
 - (11) Fully test, commission, certify and demonstrate compliance of all installations and systems in accordance with the specification and respective manufacturer's recommendations as detailed within this specification.
 - (12) Liaise with appropriate manufacturers of products, materials and systems, ensure all tests and demonstrations are fully co-ordinated.
 - (13) Disposal of all redundant materials arising from the works shall be removed from site in accordance with the Code of Practice, Waste Management, The Duty of Care 1991 and any subsequent revisions. All waste transfer notice's must be submitted to the Contract Administrator and filed in the H&S file.
 - (14) Maintain a copy of the specification and drawings on site at all times.
 - (15) The contractor must make an allowance for providing the Principal Designer with all necessary information required to compile the Health and Safety File.

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U **Section 2. Specification Documents:**

Appx A - Marley - 40001899 93 NorthMoor Road Manchester, M12 5RT

Appx B - IKO-SPEC-REV-PHALT-0064616-Co-op Building, Manchester-RLB-06.052025.002,
- UV-00646616-Co-op Manchester-70mm Foil AVCL,
- B2 Asphalt to Upstand Warm - New Flashing,
- K1 Asphalt_Lead_Chute_Conc_Warm

Appx C - RLB Northmoor External Painting Program Dulux Spec v3 2025

Appx D - Storm Dry - Masonry Protection Cream

Appx E - SPAB Technical Advice Note Repair of window

Appx F - Craftmans Guide to Rolled Lead Sheet

Appx G - Holistic Fire Safety

GREAT PLACES @ NORTHMOOR ROAD - COMMUNAL AREAS

GREAT PLACES @ NORTHMOOR ROAD - COMMUNITY FACILITY

GREAT PLACES @ NORTHMOOR ROAD - NUMBER 87

GREAT PLACES @ NORTHMOOR ROAD - NUMBER 89

GREAT PLACES @ NORTHMOOR ROAD - NUMBER 91

GREAT PLACES @ NORTHMOOR ROAD - NUMBER 93

HFS.GP.NorthMoorRoad.CompartmentationSurvey.1.0

Section 4. Drawings:

P-020510-V-XX-00-D-A-01 Existing Rear Elevation

P-020510-V-XX-00-D-A-02 Existing Side Elevations

P-020510-V-XX-00-D-A-03 Existing Front Elevation

P-020510-V-XX-00-D-A-04 Existing Roof Plan

P-020510-V-XX-00-D-A-05 Demolition Roof Plan

P-020510-V-XX-00-D-A-06 Proposed Roof Plan

P-020510-V-XX-00-D-A-07 Proposed Rear Elevation

P-020510-V-XX-00-D-A-08 Proposed Side Elevations

P-020510-V-XX-00-D-A-09 Roof Sections Plan

P-020510-V-XX-00-D-A-10 Window Elevations

P-020510-V-XX-00-D-A-11 Lead Flashing Details

- V **Section 3 Schedule of Works & Documents:** Each and every item within the **Schedules of works** and Preliminaries documents must be priced without exception. Should the Contractor fail to state a price separately then this item shall be deemed to be included within their tender. All items must have quantities inserted where not already populated in the schedule of works. The Contractor may for clarification add further items to 1.2 Preliminaries to fully reflect their planning and pricing strategy. Reference must be made to all Drawings & Documents provided as applicable to ensure the pricing reflects the proposed works.
- Note:** All Drawings are indicative only denoting the existing construction and the extent of the works required. The contractor undertaking the works must carry out the works out in full accordance with the specification and contract documents.

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SECTION 3 - Document 3.3 - Preliminaries

3.3	PRELIMINARIES	Qty	Unit	Rate	Total
	Note: Section 3 -The Schedule of Works, Document 3.3 must be read in conjunction with Section 1 - Preliminaries within this Tender Pack.		Note		
A10	Project particulars	1	Item	£0.00	£ -
A11	Tender and contract documents	1	Item	£0.00	£ -
A12	The site/ existing buildings	1	Item	£0.00	£ -
A13	Description of the work	1	Item	£0.00	£ -
A20	JCT Constructing Excellence Contract	1	Item	£0.00	£ -
A30	Tendering/ subletting/ supply	1	Item	£0.00	£ -
A31	Provision, content and use of documents	1	Item	£0.00	£ -
A32	Management of the works	1	Item	£0.00	£ -
A33	Quality standards/ control	1	Item	£0.00	£ -
A34	Security/ safety/ protection	1	Item	£0.00	£ -
A35	Specific limitations on method/ sequence/ timing	1	Item	£0.00	£ -
A36	Facilities/ temporary work/ services	1	Item	£0.00	£ -
A37	Operation/ maintenance of the finished works	1	Item	£0.00	£ -
A40	Contractor's general cost items: management and staff	1	Item	£0.00	£ -
A41	Contractor's general cost items: site accommodation	1	Item	£0.00	£ -
A42	Contractor's general cost items: services and facilities	1	Item	£0.00	£ -
A43	Contractor's general cost items: mechanical plant	1	Item	£0.00	£ -
A44	Supplier's general cost items: temporary works	1	Item	£0.00	£ -
	2. Engineer designed scaffolding to external elevations.	1	Item	£0.00	£ -
	3. Engineered designed temporary over-roof system	1	Item	£0.00	£ -
A50	Work/ products by/ on behalf of the purchaser	1	Item	£0.00	£ -
A53	Work by statutory authorities/ undertakers	1	Item	£0.00	£ -
A54	Provisional work/ items	1	Item	£0.00	£ -
	Additional Items (Contractor to populate as required)				
B60		1	Item	£0.00	£ -
B61		1	Item	£0.00	£ -
B62		1	Item	£0.00	£ -
B63		1	Item	£0.00	£ -
B64		1	Item	£0.00	£ -
B65		1	Item	£0.00	£ -
B66		1	Item	£0.00	£ -
B67		1	Item	£0.00	£ -
B68		1	Item	£0.00	£ -
B69		1	Item	£0.00	£ -
	Sub total for sheet				£ -

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SECTION 3 - Document 3.4.0 - Enabling Works

3.4.0	ENABLING WORKS	Qty	Unit	Rate	Total
A	REFURBISHMENT & DEMOLITION SURVEY: Prior to the works commencing the Contractor shall allow for undertaking a full Refurbishment & Demolition Asbestos survey, including all areas affected by the works and any adjacent areas likely to be disturbed during the course of the refurbishment works all in accordance with HSG 264 and issue the report to the CA. R&D survey MUST be undertaken by a UKAS accredited Contractor.	1	Item	£0.00	£ -
B	ENGINEER TESTING OF CONCRETE DECK (Rear Flat Roof): Allow to strip and remove 5Nr - 300x300mm isolated sections of existing asphalt covering to expose the underlying concrete deck. Allow for co-ordinating the opening up works with the Structural Engineer to undertake a rebound hammer test (schmidt hammer test) to determine the strength and condition of the concrete deck and its capability to receive new asphalt covering. Following completion of the schmidt hammer test, the Contractor is to allow for temporary making good and watertight all areas of opening up works. Note: Structural Engineer's report to be returned and assessed, contractor to liaise with CA to seek instruction to proceed with flat roof works.	1	Item	£1.00	£ 1.00
C	PHOTOGRAPHIC SCHEDULE OF CONDITION: Contractor to carry out a photographic schedule of condition of the building prior to works commencing on site, paying particular attention to all high level areas where the main roofing works are to commence, including, flat roof and pitched roof areas, ridge tiles, tile formations capturing existing geometric patterning, all rainwater goods, ballustrades, architectural details and windows. NOTE: In addition include to capture a photographic schedule of street level taking note of existing paved areas, doorways and entrances etc.	1	Item	£0.00	£ -
D	RAINWATER GOODS: Include for protection, modification or temporary alteration of rainwater systems and to ensure water is discharged away from the building whilst the roofing works are in progress.	1	Item	£0.00	£ -
E	REMOVAL OF DEBRIS / VEGETATION: Allow for removal of all waste, debris and vegetation from rainwater goods and roof areas, parapet walls as required.	1	Item	£1.00	£ 1.00
F	LIGHTNING PROTECTION TEST & REPORT: Prior to the removal of the existing lightening protection system, allow to undertake a full electrical test to BS EN 62305 of the lightning system by competent electrical engineer. Upon completion of testing provide a written report commenting on general condition. defects and any recommendations of the existing lightning protection system.	1	Item	£1.00	£ 1.00
G	LIGHTNING PROTECTION: The contractor is to allow for carefully releasing/removing the existing lightning protection system and safely setting aside for reuse.	1	Item	£0.00	£ -
H	BIRD NETTING/SPIKES/POSTS & WIRE KITS: Allow for stripping of all bird netting/spikes/post & wire kits to allow access and safe working environment to all works areas. Anti-bird netting and bird spikes are situated predominantly to the front (west) elevation roofing, parapet walls, including the projecting cornice at high level, and the high level turret area. NOTE: Ensure all components are carefully removed from the building and discarded of safely.	1	Item	£1.00	£ 1.00
J	AERIALS: The Contractor it to carefully removal all aerials and to temporarily relocate/fix to new locations for the duration of the works.	1	Item	£1.00	£ 1.00

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SECTION 3 - Document 3.4.0 - Enabling Works

3.4.0	ENABLING WORKS	Qty	Unit	Rate	Total
K	STEEL RAILINGS: The Contractor is to carefully remove and safely set aside for re-installation existing steel railings fixed form the parapet walls to enable brickwork repairs and repointing works.	1	Item	£1.00	£ 1.00
Sub total for sheet					£ 4.00

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SECTION 3 - Document 3.4.1 - Pitched Roofing Works

3.4.1	(ROOF AREA A) PITCHED ROOFING WORKS	Qty	Unit	Rate	Total
	BASIC WORKMANSHIP The pitched roof refurbishment works are to cover the entire pitched roof area. Repair any defects as quickly as practicable to minimise damage and nuisance. Keep gutters and pipes free and clear of debris throughout the works. TILING WORKMANSHIP: The Contractor is to carry out all tiling works in accordance with: - BS 5534 : 2014 + A2 : 2018, - BS 8000-6 - The Marley Specification. The Contractor is to pay particular attention to substrate preparation, proper ventilation, secure fixings. LEAD WORKMANSHIP: Ensure all lead work is carried out to the highest standards of workmanship. Follow best practices for preparation, installation, and detailing as outlined in: - BS 6915:2001+A1:2014 - BS EN 12588 - The Lead Sheet Training Academy (The Complete Manual) - The Lead Contractors Association (LCA) Authorised Guides.	NOTE NOTE NOTE NOTE			
	(ROOF AREA A) PITCHED ROOF DEMOLITION WORKS				
A	CONTRACTOR TO NOTE: All Items subject to re-measure. STRIP ROOF & COVERINGS: Allow for the careful removal and off-site disposal of existing tile and lead coverings, timber battens, membrane, roof vents to pitched roof areas and strip valley liners etc as applicable. Allow for the careful removal of roof coverings around service penetrations, ventilators and any associated weatherproofing. NOTE: All fish tail type tiles, Hole crested ridge tiles and 'fleur de lys finial' ridge tiles must be retained. Carefully remove tiles and safely set aside for reuse. Standard roof tiles to be carefully removed and safely disposed of off site.	450	m2	£0.00	£ -

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SECTION 3 - Document 3.4.1 - Pitched Roofing Works

3.4.1	(ROOF AREA A) PITCHED ROOFING WORKS	Qty	Unit	Rate	Total
B	STRIP EXISTING LEAD WORK: Include to remove all lead step flashings and lead soakers to abutments to parapets/walls, including abutment to the high level square turret. Carefully hack out all mortar min 25mm deep to step to pitch roof flashing locations, prepare stepped chases ready to receive new leadwork as required.	19	Lm	£0.00	£ -
C	FIRE BARRIERS: Contractor to log and record locations of all fire barriers to internal partition walls abutting the underside of the roof coverings. Note: Where fire barriers are disturbed or removed it is the Contractors responsibility to inform the CA immediately. Re-installation of any fire barriers is to be approved by the CA and works undertaken by a third party accredited installer of passive fire protection complete with Bolster compliance record.	1	Item	£0.00	£ -
D	ROOFLIGHTS: Include to lift and set aside all flashings and flashing kits to 9 nr velux roof lights, to accommodate installations of new membrane and associated roof coverings.	9	Nr	£0.00	£ -
E	TIMBER RAFTER ASSESSMENT: Before commencement of new tiling to pitched roof areas, allow to survey supporting structure/base, checking line, level and fixing points. Report defects or discrepancies immediately to the CA if the structure is unsuitable to receive new tiling. Contractor to include price with enabling works section.	1	Item	£0.00	£ -
F	TIMBER RAFTER PREPARATION: The Contractor is to include for all preparation and de-nailing of all existing rafters ready to receive new breathable membrane and tiled roof covering system.	1	Item	£0.00	£ -
	(ROOF AREA A) CLAY TILE PITCHED ROOF REPLACEMENT WORKS				
G	UNDERLAY: Allow for the supply and installation of Marley UNIVERSAL Vapour Permeable Underlay to existing roof rafters (following completion of any repairs as required and full preparation of rafters). Fix underlay with 20mm x 3mm zinc coated steel extra large head felt nails and ensure the underlay does not obstruct roof ventilation. All in accordance with the manufacturer's requirements as per the Marley Specification.	450	m2	£0.00	£ -

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SECTION 3 - Document 3.4.1 - Pitched Roofing Works

3.4.1	(ROOF AREA A) PITCHED ROOFING WORKS	Qty	Unit	Rate	Total
H	COUNTER BATTENS ON RAFTERS (IF REQUIRED): Allow for the supply and installation of Marley JB red counter battens. Battens to be fixed at centres coinciding with rafters/trusses, marking positions of latter at top edges and eaves before laying underlay and fixed into rafters/trusses at not more than 300mm centres. Ensure that counterbatten fixings are specified to the correct length, diameter, density (fixings/m2) and fixing centres to resist anticipated design loads including wind forces and sliding loads. All in accordance with the manufacturer's requirements as per the Marley Specification. Further guidance on insulated pitched roofs (Including counterbattens & stop battens) are detailed in the National Federation of Roofing Contractors (NFRC) Techniucal Bulletin 21: Insulated Pitched Roofs. (PROVISIONAL ONLY) TBC on-site with Marley technical representative / CA	1	Prov	£0.00	£ -
J	BATTENS: Allow for the supply and installation of Marley JB-Red Treated Batten (38mm x 25mm). Battens to be installed in straight horizontal lines, aligned on adjacent areas, spanning over three supports and also with no batten less than 1200mm long. Each batten to be fixed to each support, splay nailing at ends. All in accordance with the manufacturer's requirements as per the Marley Specification. Further guidance on insulated pitched roofs (Including counterbattens & stop battens) are detailed in the National Federation of Roofing Contractors (NFRC) Techniucal Bulletin 21: Insulated Pitched Roofs.	1	Item	£0.00	£ -
K	CLAY PLAIN ROOF TILING: Allow for the supply and installation of new Mixed Brindle Acme Single Cambered lay tile. In all cases tiles to be twice fix the last tile at the end of every course, and every tile in the two courses of tiles adjacent to both eaves and top edges, using two nails per tile. Nail tiles where specified, using 38mm x 2.65mm Marley Aluminium Nails. All in accordance with the manufacturer's requirements as per the Marley Specification - see clause 275. Allow 60 tiles/m2 at 100mm gauge (roof) Colour: TBC by CA and LA Heritage Officer. Finish: Mixed Brindle Smooth single camber Size: 265mm x 165mm. Minimum Lap: 65mm.	360	m2	£0.00	£ -

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SECTION 3 - Document 3.4.1 - Pitched Roofing Works

3.4.1	(ROOF AREA A) PITCHED ROOFING WORKS	Qty	Unit	Rate	Total
L	FISH TAIL TILING & GEOMETRIC PATTERNING: Allow for the installation of previously set aside fish tail tiles to re-create geometric patterning to match the existing patterning along the roof. Include for forming 2 rows of geometric patterning along the full length of the high pitched roof. (Refer to drawings) Nail tiles where specified, using 38mm x 2.65mm Marley Aluminium Nails. All in accordance marley specification Colour: As existing re-cycled tiles Finish: As existing. Size: 265mm x 165mm. Minimum Lap: 65mm.	50	m2	£0.00	£ -
M	UNVENTILLATED EAVES: Ensure all eaves details are appropriately above top of rafter or counter batten behind fascia. Allow to fix continuous fillet to support underlay at eaves and prevent water retaining troughs. Before fixing, lay pieces of mineral fibre quilt between rafters, over and behind wallplate to prevent cold bridging. Fix not less than 325mm width of BS 8747/BS 5534 Annex A Type 5U or an equivalent UV durable type underlay underlapping first width of underlay and dress down into. Position the eaves course batten to allow an 80mm overhang of the fascia board with suitable gutter profile / positioning will be required. Where over fascia ventilators cannot be used (i.e. at horizontal box gutters and/or pitched to flat roof junctions), supplement ventilation is required at low level, in accordance with BS 5250.	1	Item	£0.00	£ -
N	MORTAR BEDDED VERGE - DORMERS + 90 DEG CABLE END ABOVE ROOF ACCESS DOOR): Ensure that the bargeboard is brought up level to underside of tiling battens. Carry underlay 50mm onto outer leaf of gable wall. Bed or nail undercloak of 4.5mm fibre cement sheet, if required, ensuring overall verge edge projects not more than 50mm. Undercloak to be level with underside of tiling battens. Carry tiling battens over undercloak and finish 100mm from verge end. Cut tiles neatly at left verge and bed edge of left and right verge tiles flush with undercloak on 75mm wide bed of lime based mortar ensuring that mortar is not displaced or cracked by mechanical fixing of tiles. All in accordance with the manufacturer's requirements and Marley Specification.	58	Lm	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.1 - Pitched Roofing Works

3.4.1	(ROOF AREA A) PITCHED ROOFING WORKS	Qty	Unit	Rate	Total
O	VALLEY TILES: Allow for the supply and installation of Marley 140° Clay Valley Tile to all existing valley locations and to suit roof pitch. Prior to installation, allow ensure that bearers or boards provide continuous support for ends of tiling battens on each side of valley. Cover valley with a strip of underlay 1000mm wide, underlapping general underlay by not less than 300mm beyond the centreline of the valley. Cut adjacent Marley Tile and a Half Tiles so that valley tiles course in and fit neatly. Where either side of valley are not of equal pitch, and also where rafter pitches exceed 50° and are less than 30°, refer to Marley lead valley clause, clause 615. All in accordance with manufacturers requirements as per Marley Specification.	1	Item	£0.00	£ -
P	LEAD VALLEY: Allow for forming double valley to small section of tiled roof above entrance door to flat roof. Include for the provision of lead saddle to head of dual valley, timber valley boards to either side, lead to receive 2 rows of fixing with copper or stainless clout nails. All in accordance with the Lead Sheet Association guidelines & Marley specifications: Form in Code 4 lead sheet. Approx length 2 x 1.5 Lm either side of valley.	1	Item	£0.00	£ -
Q	JUNCTIONS/SADDLES: Allow for the supply and installation of a Code 4 lead saddles to provide a weathertight detail at each junction as required. - Ridge / Hip / Valley. - Top Abutment To Valley Junction - Top Abutment to Side Abutment Junction - Ridge to Side Abutment - Ridge to Slope (Valley Appex) All in accordance with manufacturers requirements as per Marley Specification.	1	Item	£0.00	£ -
R	SIDE ABUTMENTS - LEAD SOAKERS: Allow for the supply and installation of code 3 Lead Soakers to all pitched roof abutments including north end turret. Allow to lay the roofing underlay and turn up against the abutment. Cut tiles as necessary and lay soakers on top of each consecutive abutment tile with the 90° turndown locating over the head of the tile. Ensure that 75mm upstand is covered using code 4 lead step flashing.	25	Lm	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.1 - Pitched Roofing Works

3.4.1	(ROOF AREA A) PITCHED ROOFING WORKS	Qty	Unit	Rate	Total
S	SIDE ABUTMENTS - LEAD STEP FLASHINGS: Allow for the supply and installation of code 4 Lead Step flashings to all pitched roof abutments including abutment with north end turret. Install flashings tucked into the 25mm deep chase, wedged at 450mm centres maximum. Allow to lay the roofing underlay and turn up against the abutment. Lay tiles necessary and tiles are fixed. Ensure flashings are covering soakers min 75mm. All details in accordance with best practice and Lead Sheet Association recommendations.	25	Lm	£0.00	£ -
T	TURRET LEAD APRON FLASHINGS: Allow for the supply and installation of code 4 Lead Apron flashings to pitched roof and end turret. Allow to Install flashings tucked into the 25mm deep chase, wedged at 450mm centres maximum, in lengths no greater than 1.5m with min100mm overlap Allow to lay the roofing underlay and turn up against the abutment. Ensure Apron provides 150mm cover to underlying tiled abutment. All details in accordance with best practice and Lead Sheet Association recommendations.	6	Lm	£0.00	£ -
U	LEAD BACK GUTTER: Allow for the supply and installation of 19mm external quality lay boards to form back gutter supported on rafters. Provide timber tilting fillet, dressing Code 4 or 5 lead sheet over and welt back. Fix not less than 325mm width of BS 8747/BS 5534 Annex A Type 5U or an equivalent UV durable type underlay underlapping first width of underlay and dress over tilting fillet. All details to be in accordance with Lead Sheet Association recommendations. All in accordance with manufacturers requirements as per Marley Specification. (Provisional Only - TBC Generally only required for large penetrations or rooflights)	1	Prov	£0.00	£ -
V	ROOF WINDOWS: Allow to turn underlay up against window surround and cover with integral flashings/soakers all round. Cut tiles and Marley Tile and a Half Tiles as necessary and fit closely both sides. To meet ventilation recommendations in accordance with BS5250, supplement ventilation at low & high level, using Clay in Line Tile Vent Terminals. Refer to Marley Clause 848. All in accordance with manufacturers requirements as per Marley Specification.	1	Item	£0.00	£ -
W	MORTAR BEDDED STANDARD CAPPED ANGLE RIDGE TILES - (4 Nr - Rear Dormer Roof Ridge) Allow to supply and install new Marley capped angle clay ridge tiles to replace the existing to dormer roofs areas. Traditional fixing method, fully bed and point on lime based mortar, point to make good and neat. Colour: Mixed Brindle Smooth. Roof angle to be determined.	13	Lm	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.1 - Pitched Roofing Works

3.4.1	(ROOF AREA A) PITCHED ROOFING WORKS	Qty	Unit	Rate	Total
X	MORTAR BEDDED RECLAIMED HOLE CRESTED ANGLE RIDGE TILES: (To Include: Main pitch centre ridge tiles, front dormer ridge tiles and rear L shaped pitched roof return adjacent turret) Allow to re-bed and point previously set aside hole crested ridge tiles and 'fleur de lys finials'. Traditional fixing methods to be employed, fully bed and point on lime based mortar, point up to make good and neat. Colour: Lime based mortar exact colour - TBC with CA	45	Lm	£0.00	£ -
Y	ROOF SLOPE TERMINALS, CLAY IN-LINE TILE VENT - PASSIVE VENTILLATION: Allow for the supply and installation of Marley Clay In-Line Tile Vent Terminals. Align throat between tiling battens and carefully cut a 'V' in underlay to allow throat to pass through. Exact quantity and spacing of vents to be determined on-site. Allow for 2nr rows longitudinally along the roof slope to allow sufficient passive ventillation. All in strict accordance with manufacturers requirements as per Marley Specification. (NOTES: 1) Allow to install In-Line Tile Vents at 1000mm centres at high level and at 600mm centres at low level) longitudinally along roof areas and within all pitched roofing configurations 2) It may not be possible to install in line tile vents to dormer roof sections due to the proximity of the underlying ceiling. * (Exact locations to be agreed with the CA and marley representative)	1	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.1 - Pitched Roofing Works

3.4.1	(ROOF AREA A) PITCHED ROOFING WORKS	Qty	Unit	Rate	Total
Z	CHANGE OF PITCH (SPROCKET) / LOW LEVEL SHALLOW PITCH LEAD ROOF FINISH: Allow for the supply and installation of lead roofing to sprocket junction and lower shallow pitched roof areas, located in between dormers and north end of the (rear) elevation. (Refer to proposed roof drawing) All in accordance with manufacturers requirements as per Marley Specification. All lead fixing, lap jointing and lead roll details to be in strict accordance with current Lead Sheet Association guidelines. Note: Refer to Dwgs and refer to Marley Clause 848. Minimum code 5 sheet exact areas to be confirmed with CA prior to installation.	43	m2	£0.00	£ -
AA	GAS TERMINALS AND/OR MECHANICAL EXTRACTION TERMINALS: All protruding gas/mechanical terminals include for new lead slate flashing kits to suit pipe/apertures. Lead slates to be formed to BS EN 12588 Code 4 rolled lead sheet, fabricated and lead welded. Contractor to determine correct diameter/size and pitch angle for all lead slate. Note: Contractor to carefully work around terminals and report any damaged incurred to CA.	10	Item	£0.00	£ -
AB	GAS APPLINANCE ISOLATION & CERTIFICATION: Include for the isolation of all gas appliances with roof mounted or wall mounted flues within roof areas or in the vicinity of the works in order to safely undertake the works. <u>Note</u> Upon completion of all pitched roofing works include for testing operation of each gas appliance and roof/wall mounted flues as applicable. * Provide landlords gas safety certificates as required for each appliance, works to be undertaken by registered (Gas Safe) contractor.	10	Item	£0.00	£ -
AC	PATINATION OIL: The Contractor is to apply patination oil to all new leadwork to pitched roof areas in strict accordance with manufacturer's guidelines. Note: Ensure new tiled roof coverings are protected from patination oil.	1	Item	£0.00	£ -
Sub total for sheet					£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
	(ROOF AREA B) RE-ROOFING WORKS (FLAT ROOF - DEMOLITION)				
	CONTRACTOR TO NOTE: All Items subject to re-measure				
A	STRIP ROOF & DISPOSE OF ASPHALT COVERINGS: Allow for the careful removal and off-site disposal of the existing flat roof covering comprising of two layers of asphalt and insulation complete with all associated upstands and flashings and strip out existing material from roof outlets, prepare for new IKO Permaphalt roof covering system.	140	m2	£0.00	£ -
B	LEAD COVER FLASHINGS REMOVAL; Include to remove all lead lashings to abutment parapets/walls and hack out all mortar min 25mm deep to step to flat roof locations, prepare chases ready to receive new leadwork as required. Collect and safely dispose off-site all leadwork to a suitable recycling facility .	44	Lm	£0.00	£ -
C	LEAD SCUPPERS REMOVAL: Carefully open up all existing lead scupper outlets and safely dispose off-site to a suitable recycling facility, prepare to receive new lead details in accordance with IKO Permaphalt specifications. Note: Maximise width of lead scupper outlets to allow for better drainage into rainwater system.	3	lm	£0.00	£ -
D	THRESHOLD/DOOR ALTERATIONS: Removal and reinstatement of roof access door to allow roofing works and forming asphalt upstand to provide homogeneous roof coating. Reinstall/refix door, seal threshold, paint as necessary to make good and watertight.	1	Item	£0.00	£ -
	(ROOF AREA C - FRONT BOX GUTTER) RE-ROOFING WORKS - DEMOLITION				
E	FRONT BOX GUTTER LININGS: Allow for the careful removal and safe off-site disposal of existing liquid applied roof covering and underlining asphalt box gutter linings, insulation etc situated behind the parapet wall to the front (west) elevation, complete with all associated upstands and flashings. Include to strip out existing material from roof outlets, prepare box gutter for new IKO Permaphalt roof covering system.	50	m2	£0.00	£ -
F	LEAD COVER FLASHINGS REMOVAL; Include to remove all lead lashings to abutment parapets/walls and hack out all mortar min 25mm deep to step to flat roof locations, prepare chases ready to receive new leadwork as required. Collect and safely dispose off-site all leadwork to a suitable recycling facility .	42	m2	£0.00	£ -
G	LEAD HOPPERS AND OUTLETS: Include for the removal of existing lead outlets and lead hoppers connecting to existing rainwater pipes. Prepare substrate for new outlets/hoppers as required. Note: 2 outlets are located at each end of the main box gutter and 2 outlets are located at each side of the centre pediment.	4	Nr	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
	(ROOF AREA B - REAR) RE-ROOFING MASTIC ASPHALT FLAT ROOF AREA				
H	AIR & VAPOUR CONTROL LAYOUR (AVCL): Allow for the supply and installation of glass fibre tissues and IKO Permascreed LI. Lay minimum 12mm thick Permascreed LI over glass fibre tissue separating membrane loose laid with minimum 50mm side and end laps. Permascreed LI to be installed to provide minimum 1:80 drainage falls. The installation of Permascreed LI Air & Vapour Control Layer to be in full accordance with BS 8218:1998 and must marry-up with the waterproofing system to ensure the insulation is enveloped at all times. All in accordance with the manufacturer's instructions as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Manufacturer: IKO. Product: Permascreed LI	140	m2	£0.00	£ -
J	INSULATION: Allow for the supply and installation of IKO Enertherm MG CFC-free rigid polyisocyanurate insulation and IKOpro Insulation PU Adhesive. (70mm thick) - TBC Allow to bond IKO Enertherm MG CFC-free rigid polyisocyanurate insulation to the AVCL in IKOpro INSULATION PU Adhesive (For coverage rates – refer to Material Information section in the IKO specification). Boards should be set back from all abutments to allow for a solid Permaphalt support plug. The width of the support plug should be at least 25mm. The thickness of insulation is to be confirmed based on available zone to maintain minimum 150mm high IKO Permaphalt skirtings. Contractor to ensure that the installed AVCL is dry, thoroughly cleaned and free from any debris or sharp objects that will prevent the uniform installation of the insulation or damage the subsequently applied waterproofing system. Insulation boards to be closely butted to prevent cold bridging and laid so as to break the joints and covered immediately with the waterproofing system. All in accordance with the manufacturer's instructions as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Insulation size and U-value Anticipated - 70mm Foil AVCL TBC with CA and agreed on site determined by available depth following opening-up works of exsisting covering. Manufacturer: IKO. Product: IKO Enertherm MG CFC-free rigid polyisocyanurate insulation Product: IKOpro Insulation PU Adhesive	140	m2	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
K	UNDERLAY/SEPARATING MEMBRANE: Allow for the supply and installation of IKO Black Sheathing Felt seperating membrane in prepration to receive new mastic asphalt waterproofing layer. Allow to loose lay the sheathing felt on top of insulation with 50mm side and end laps. All in accordance with the manufacturer's instructions as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Manufacturer: IKO Product: IKO Black Sheathing Felt	140	m2	£0.00	£ -
K	MASTIC ASPHALT WATERPROOFING LAYER: Allow for the supply and installation of IKO Permaphalt mastic asphalt and coarse sand. The Contractor is to lay Permaphalt 13mm thick in 2 coats on primed brick upstands not exceeding 300mm high and form 2 coat solid Permaphalt angle fillet at base. To the concrete roof deck area, lay permaphalt 20mm thick in 3 coats on expanded metal lathing (EML) fixed over the sheathing felt seperating membrane. Form 2 coat solid Permaphalt angle fillet at base, form fair edge at top. Include forming to and incorporating lead scuppers to ensure water discharges to rainwater pipes and hoppers. Dress Permaphalt into the chase provided and point as soon as possible with the same lime based mortar used to point the parapet walls (see section 3.4.3 External Envelope Works). Form Permaphalt bullnose edge to primed lead scupper outlets/chutes. The surface of the final coat to be rubbed with clean coarse sand mostly passing a 600 micron sieve and mostly retained on a 212 micron sieve. All in accordance with the manufacturer's guidelines as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Manufacturer: IKO Product: IKO Permasphalt mastic asphalt	140	m2	£0.00	£ -
L	SEALANT WATERPROOFING: Include for neatly sealing the juncture between all new ashphalt upstand details and the underside of stub sils or projecting window sills with high grade Polysulphide sealant or equivalent to prevent water ingress around or below dormer windows.	1	Item	£0.00	£ -
M	SURFACE PROTECTION: The Contractor is to allow for the supply and application of Dugganite Solar Reflective Coating. Apply the solar reflective coating to the newly laid mastic asphalt following the sand rubbing procedure without undue delay. All in strict accordance with 'Dugganite Solar Reflective Health & SafetySheet (1)' and the manufacturer's instructions as per 'Dugganite Solar Reflective Coating'. Manufacturer: Corline Coatings Product: Dugganite Solar Reflective Coating Colour: White	140	m2	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
N	LEAD COVER FLASHINGS: Allow for the supply and installation of Code 4 milled lead sheet to parapet brick walls as cover flashings. Allow to install lead cover flashings tucked into 25mm deep chase, wedged at 450mm centres maximum, in lengths no greater than 1.5m, with 100mm overlaps. The lead flashing should dress down the face of the upstand 75mm and be fabricated from Code 4 milled lead sheet to BS EN 12588:1999 (weight 20.41 kg/m², thickness 1.8mm, blue colour code). NB. Leadwork to be installed in accordance with current Lead Sheet Association guidelines. All in accordance with the manufacturer's instructions as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Note: Protect Permaphalt upstands where patination oil is used on the lead flashing.	44	Lm	£0.00	£ -
O	POINTING TO COVER FLASHINGS: Following the installation of new lead cover flashings, the Contractor is to include for pointing of exposed chasing to the parapet wall. Chasing should be pointed using the same lime based mortar mix specified to point the parapet walls (See section 3.4.3 External Envelope Works).	44	Lm	£0.00	£ -
P	FORM NEW LEAD SCUPPER OUTLETS: Allow to form new outlets and finish with min code 4 lead sheet to form new lead scupper outlets, lead weld and form new scuppers as required to fit opening. (Refer to IKO specification.) Allow to maximise the width of lead scupper outlets to allow for better drainage into the existing rainwater system. Note: Any modifications must not change the external appearance of the external facade due to the buildings listed status. RAINWATER HOPPERS:	3	Nr	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
1.0	(ROOF AREA C) RE-ROOFING WORKS TO BOX GUTTER				
Q	AIR & VAPOUR CONTROL LAYOUR (AVCL): Allow for the supply and installation of glass fibre tissues and IKO Permascreed LI. Lay minimum 12mm thick Permascreed LI over glass fibre tissue separating membrane loose laid with minimum 50mm side and end laps. Permascreed LI to be installed to provide minimum 1:80 drainage falls. The installation of Permascreed LI Air & Vapour Control Layer to be in full accordance with BS 8218:1998 and must marry-up with the waterproofing system to ensure the insulation is enveloped at all times. All in accordance with the manufacturer's guidelines as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Manufacturer: IKO. Product: Permascreed LI	50	m2	£0.00	£ -
R	INSULATION: Allow for the supply and installation of IKO Enertherm MG CFC-free rigid polyisocyanurate insulation and IKOpro Insulation PU Adhesive. (70mm thick) - TBC Allow to bond IKO Enertherm MG CFC-free rigid polyisocyanurate insulation to the AVCL in IKOpro INSULATION PU Adhesive (For coverage rates – see Material Information section in the IKO specification). Boards should be set back from all abutments to allow for a solid Permaphalt support plug. The width of the support plug should be at least 25mm. The thickness of insulation is to be confirmed based on available zone to maintain minimum 150mm high IKO Permaphalt skirtings. Contractor to ensure that the installed AVCL is dry, thoroughly cleaned and free from any debris or sharp objects that will prevent the uniform installation of the insulation or damage the subsequently applied waterproofing system. Insulation boards to be closely butted to prevent cold bridging and laid so as to break the joints and covered immediately with the waterproofing system. All in accordance with the manufacturer's guidelines as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Insulation size and U-value TBC by CA determined by available depth following opening-up works of existing covering. Manufacturer: IKO. Product: IKO Enertherm MG CFC-free rigid polyisocyanurate insulation Product: IKOpro Insulation PU Adhesive	50	m2	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
S	UNDERLAY/SEPARATING MEMBRANE: Allow for the supply and installation of IKO Black Sheathing Felt seperating membrane in prepration to receive new mastic asphalt waterproofing layer. Allow to loose lay the sheathing felt on top of insulation with 50mm side and end laps. All in accordance with the manufacturer's guidelines as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Manufacturer: IKO Product: IKO Black Sheathing Felt	50	m2	£0.00	£ -
T	LEAD RAINWATER OUTLETS : Include to form and fabricate new box outlet hoppers within the front elevation box gutter lining complete with spigots to connect to the existing rainwater pipes. Outlets to be formed in (Min Code 5 Lead Sheet) and existing diameter of spigots must not be reduced. Include for all cutting, fabrication and neatly formed lead burnt joints as required. Neatly dress lead outlets to profile of box gutter ready to receive new asphalt coverings. (Note - Work to be undertaken by competent lead fabrication contractor and all lead work to be installed in accordance with current Lead Sheet Association guidelines.	4	Nr	£0.00	£ -
U	LEAD RAINWATER GUTTER SWEEP BENDS: Include to form new swept bend pipe sections to connect to box gutter outlets/spigots to discharge to existing rainwater system. Include removal of surrounding masonry to access as required and all making good upon completion. Include new lead pipe sections (Min - Code 5 Lead sheet), all cutting, fabrication, lead burnt joints as required to form curved bend without reduction in pipe dia for maximum flow. Pipes to pass through the existing wall structure and must be connected and sealed internally to box gutter outlets. (Works <u>must</u> be undertaken by a competent lead fabrication contractor, all lead work to be installed in accordance with current Lead Sheet Association guidelines and industry practice. NOTE: The box gutter is served by 4 outlet in total, outlets are situated at each end of the box gutter and 2 are formed either side of the front elevation 'Beswick Sign' centre pediment. NB: The lead rainwater pipe LHS of the centre pediment has previously been replaced by others therefore costing should include 3Nr swept bends 1Nr at each end of the box gutter and 1Nr RHS of the front pediment	3	Nr	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
V	MASTIC ASPHALT WATERPROOFING LAYER: Allow for the supply and installation of IKO Permaphalt mastic asphalt and coarse sand. The Contractor is to lay Permaphalt 13mm thick in 2 coats on primed brick upstands not exceeding 300mm high and form 2 coat solid Permaphalt angle fillet at base. To the concrete roof deck area, lay permaphalt 20mm thick in 3 coats on expanded metal lathing (EML) fixed over the sheathing felt separating membrane. Form 2 coat solid Permaphalt angle fillet at base, form fair edge at top. Include forming to and incorporating lead scuppers to ensure water discharges to rainwater pipes and hoppers. Dress Permaphalt into the chase provided and point as soon as possible with the same lime based mortar used to point the parapet walls (see section 3.4.3 External Envelope Works). Form Permaphalt bullnose edge to primed lead scupper outlets/chutes. The surface of the final coat to be rubbed with clean coarse sand mostly passing a 600 micron sieve and mostly retained on a 212 micron sieve. All in accordance with the manufacturer's guidelines as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Manufacturer: IKO Product: IKO Permasphalt mastic asphalt	50	m2	£0.00	£ -
W	SURFACE PROTECTION: The Contractor is to allow for the supply and application of Dugganite Solar Reflective Coating. Apply the solar reflective coating to the newly laid mastic asphalt following the sand rubbing procedure without undue delay. All in strict accordance with 'Dugganite Solar Reflective Health & SafetySheet (1)' and the manufacturer's instructions as per 'Dugganite Solar Reflective Coating'. Manufacturer: Corline Coatings Product: Dugganite Solar Reflective Coating Colour: - White	50	m2	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
X	LEAD COVER FLASHINGS: Allow for the supply and installation of Code 4 milled lead sheet to parapet brick walls as cover flashings. Allow to install lead cover flashings tucked into the 25mm deep chase, wedged at 450mm centres maximum, in lengths no greater than 1.5m, with 100mm overlaps. The lead flashing should dress down the face of the upstand 75mm and be fabricated from Code 4 milled lead sheet to BS EN 12588:1999 (weight 20.41 kg/m², thickness 1.8mm, blue colour code). NB. Lead work to be installed in accordance with current Lead Sheet Association guidelines. All strict accordance with the manufacturer's instructions as per the IKO Specification: IKO-SPEC-PHALT-0064616-Co-op Building Manchester-RLB-23.04.2025.002 Note: Protect Permaphalt upstands if patination oil is used on the lead flashing.	40	Lm	£0.00	£ -

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SECTION 3 - Document 3.4.2 - Flat Roofing Works

3.4.2	FLAT ROOFING WORKS	Qty	Unit	Rate	Total
Y	POINTING TO COVER FLASHINGS: Following the installation of new lead cover flashings, the Contractor is to include for pointing of exposed chasing to the parapet wall. Chases should be pointed using the same lime based mortar mix specified to point the parapet walls (See section 3.4.3 External Envelope Works).	40	Lm	£0.00	£ -
Z	PATINATION OIL: The Contractor is to apply patination oil to all new leadwork flashings to flat roof areas in strict accordance with manufacturer's guidelines. Note: Ensure Permaphalt upstands and main roof areas are protected from patination oil.	1	Item	£0.00	£ -
AA	LEAD WORKMANSHIP: Ensure all lead work is carried out to the highest standards of workmanship. Follow best practices for preparation, installation, and detailing as outlined in: - BS 6915:2001+A1:2014 - BS EN 12588 - The Lead Sheet Training Academy (The Complete Manual) - The Lead Contractors Association (LCA) Authorised Guides.			NOTE	
AB	SEALANT WATERPROOFING: Include for neatly sealing the juncture between new asphalt upstand detail and the underside of stub sills or projecting window sills with high grade Polysulphide sealant or equivalent to prevent water ingress around or below dormer windows.	1	Item	£0.00	£ -
					£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
M12, 5RT

SECTION 3 - Document 3.4.3 - External Envelope Works

3.4.3	EXTERNAL ENVELOPE WORKS	Qty	Unit	Rate	Total
	ALL ELEVATIONS				
	CONTRACTOR TO NOTE: All Items may be subject to remeasure.				
A	VEGETATION/MOSS REMOVAL: The Contractor is to include for the removal and off-site disposal of all vegetation, Buddleia bushes, shubbery and moss growth noted to all elevations, including, but not limited to, parapet walls, terracotta copings, jointing along the mid height cornice band, other ornate features, segmental arches above windows and projecting sill sections.	1	Item	£0.00	£ -
B	BUDDELEIA HERBICIDAL TREATMENT: Include for the application of suitable herbicidal treatment to prevent future growth of any masonry entrapped Buddleia root systems. (Type of Herbicide to agreed with the CA before application)	1	Item	£0.00	£ -
C	DORMER WINDOW CONDITION REPORT: The Contractor is to include for inspecting all dormer windows and to provide a condition report highlighting the full extent of condition and repair works required.	1	Item	£0.00	£ -
D	CAST IRON RAINWATER GOODS: Include for the full decoration and anti-rust treatment of all cast rainwater pipes, rainwater hoppers and horizontal sections of guttering to <u>All elevations</u> . Allow for all preparation de-scaling and removal of any loose/flaking material/paint and treat any rust and corrosion areas with Dulux Trade Metalshield Satin Hammerite Kurust (Rust Converter) prior to applying new decorative finishes. Manufacturer: Dulux (Refer to Dulux specification)	1	Item	£0.00	£ -
E	MORTAR SAMPLE ANALYSIS: Prior to undertaking any repointing works, a sample of the original construction lime mortar is to be taken from within the parapet external walls. Samples are to be laboratory analysed and the chemical constituents and mortar mix established. Contractor to provide the CA with a written analysis report to enable new mortar for pointing works to match the building's original mortar. Contractor to Note: Samples must be taken from a minimum of 25mm depth within the existing mortar beds to ensure samples are of the original lime-based mortar and <u>not</u> outer cement-based mortar repairs which have previously been undertaken.	1	Item	£0.00	£ -
F	BRICKWORK REPAIRS PARAPET WALLS GENERALLY: The Contractor is to undertake isolated repairs and replace all spalled and delaminated brickwork at high level to the rear and side elevations, both internal and external faces of the parapet walling. (Include for replacement of approx 50Nr common bricks to match the existing brickwork. Lime Mortar to be used in all repairs to match the existing as determined by lab analysis. Note: Centre pediment measured elsewhere	1	Item	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.3 - External Envelope Works

3.4.3	EXTERNAL ENVELOPE WORKS	Qty	Unit	Rate	Total
	WINDOWS				
G	OVERHAUL LARGE SASH WINDOWS (Southeast Elevation) W06, W07, W08, W09 and W10 Contractor to overhaul and repair each window unit and on completion windows are to be fully operationable. Contractor to nominate specialist contractor - TBC Overhaul to include as required: - Inspect the condition of the existing sashes, frames for any signs of rot, decay or damage. - Removal of sashes as/if required to undertake repairs. - Temporary weatherproofing of existing window apertures. - Stripping existing sashes / frames. - Cutting out any decayed sections of frames. - Splicing new sections of seasoned timber to existing frames - Cutting out loose or decayed window putty. - Apply new putty to glazing. - Allow to infill minor cracks and holes using wood filler. - Replacement of sash cords, lubricate existing mechanisms or renew mechanisms to ensure smooth operation. - Replace damaged beading, parting beads. - Fit new hardware as required, sash hooks, sash locks, sash rings, spring balances etc. - Allow to replace any missing or broken hardware, including lock mechanisms. - Fit new drafts seals. - Decoration measured elsewhere. Ensure full working order of the sliding sash window so that it is fully operational and weathertight. (Refer to Drawings and SPAB Technical Advice Note)	5	Item	£0.00	£ -
H	OVERHAUL GEORGIAN STYLE FENESTRATION SASH WINDOWS (Southeast Elevation) W04 and W05 Contractor to overhaul and repair each window unit and on completion windows are to be fully operationable. Contractor to nominate specialist contractor - TBC Overhaul to include as required: - Inspect the condition of the existing sashes, frames for any signs of rot, decay or damage. - Removal of sashes as/if required to undertake repairs. - Temporary weatherproofing of existing window apertures. - Stripping existing sashes / frames. - Cutting out any decayed sections of frames. - Splicing new sections of seasoned timber to existing frames - Cutting out loose or decayed window putty - Apply new putty to glazing. - Allow to infill minor cracks and holes using wood filler. - Replacement of sash cords, lubricate existing mechanisms or renew mechanisms to ensure smooth operation. - Replace damaged beading, parting beads. - Fit new hardware as required, sash hooks, sash locks, sash rings, spring balances etc. - Allow to replace any missing or broken hardware, including lock mechanisms. - Fit new drafts seals. - Decoration measured elsewhere. Ensure full working order of the sliding sash window so that it is fully operational and weathertight. (Refer to Drawings and SPAB Technical Advice Note)	2	Item	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.3 - External Envelope Works

3.4.3	EXTERNAL ENVELOPE WORKS	Qty	Unit	Rate	Total
J	OVERHAUL GEORGIAN STYLE FENESTRATION SASH WINDOWS (Northeast Elevation) W01, W02 and W03) Contractor to overhaul and repair each window unit and on completion windows are to be fully operationable. Contractor to nominate specialist contractor - TBC Overhaul to include as required: - Inspect the condition of the existing sashes, frames for any signs of rot, decay or damage. - Removal of sashes as/if required to undertake repairs. - Temporary weatherproofing of existing window apertures. - Stripping existing sashes / frames. - Cutting out any decayed sections of frames. - Splicing new sections of seasoned timber to existing frames - Cutting out loose or decayed window putty. - Apply new putty to glazing. - Allow to infill minor cracks and holes using wood filler. - Replacement of sash cords, lubricate existing mechanisms or renew mechanisms to ensure smooth operation. - Replace damaged beading, parting beads. - Fit new hardware as required, sash hooks, sash locks, sash rings, spring balances etc. - Allow to replace any missing or broken hardware, including lock mechanisms. - Fit new drafts seals. - Decoration measured elsewhere. Ensure full working order of the sliding sash window so that it is fully operational and weathertight. (Refer to Drawings and SPAB Technical Advice Note)	3	Item	£0.00	£ -
North (Side) Elevation - Farrant Road					
K	EXTERNAL BRICKWORK RE-POINTING: The Contractor is to allow for raking out of mortar joints to external brickwork above floor level 3 windows to external sections of parapet walls, above line of cornice and isolated areas areas where jointing is eroded. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar mix to match test sample to match existing mortar mix. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar NOTE: Exact area of pointing to be agreed on site with CA subject to inspection	25	m2	£0.00	£ -
L	BRICKWORK RE-POINTING TO PARAPET WALL INTERNAL FACE: The Contractor is to allow for raking out of mortar joints to brickwork internal face of parapet wall above flat roof area and small section of pitched roof. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar mix to match test sample to match existing mortar mix. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar	6	m2	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.3 - External Envelope Works

3.4.3	EXTERNAL ENVELOPE WORKS	Qty	Unit	Rate	Total
M	PARAPET WALL COPINGS: Contractor is to allow for raking out of all mortar joints to parapet wall top copings including corner terracotta sections. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar. Repoint using a suitable lime/mortar. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar	13	Lm	£0.00	£ -
N	MASONRY PROTECTION: Include to apply masonry waterproofing 'Storm Dry' breathable masonry protection cream to all newly pointed brick & masonry areas; To include all internal/external faces of parapet walls to pitched and flat roof areas all in accordance with the manufactures product and application information.	1	Item	£0.00	£ -
South Elevation - Elgar Street					
O	EXTERNAL BRICKWORK RE-POINTING: TOP GABLE SECTION The Contractor is to allow for raking out of all mortar joints to external brickwork, terracotta band course and segmental arches from top of gable down to the head of level 3 windows. Include external sections of parapet wall. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar mix to match test sample to match existing mortar mix. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar NOTE: Exact area of pointing to be agreed on site with CA subject to inspection	50	m2	£0.00	£ -
P	BRICKWORK RE-POINTING TO PARAPET WALL INTERNAL FACE: The Contractor is to allow for raking out of mortar joints to brickwork internal face of parapet wall above flat roof area and small section of pitched roof. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar mix to match test sample to match existing mortar mix. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar	8	m2	£0.00	£ -
Q	PARAPET WALL COPINGS: Contractor is to allow for raking out of all mortar joints to parapet wall top copings including corner terracotta sections.. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar.	17	Lm	£0.00	£ -
R	MASONRY PROTECTION: Include to apply masonry waterproofing 'Storm Dry' breathable masonry protection cream to all newly pointed brick & masonry areas; To include all internal/external faces of parapet walls to pitched and flat roof areas all in accordance with the manufactures product and application information.	1	Item	£0.00	£ -
REAR Elevation					

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.3 - External Envelope Works

3.4.3	EXTERNAL ENVELOPE WORKS	Qty	Unit	Rate	Total
S	EXTERNAL BRICKWORK RE-POINTING: REAR ELEVATION The Contractor is to allow for raking out of all mortar joints to external brickwork, below parapet wall copings down to level 3 window heads, including; brick band course, window arches and external face and sides of brick pillars down to parapet copings. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar mix to match test sample to match existing mortar mix. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar NOTE: Exact area of pointing to be agreed on site with CA subject to inspection	68	m2	£0.00	£ -
T	BRICKWORK RE-POINTING TO PARAPET WALL INTERNAL FACE - Rear Elevation The Contractor is to allow for raking out of mortar joints to brickwork internal face of parapet wall above flat roof area. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar mix to match test sample to match existing mortar mix. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar	40	m2	£0.00	£ -
U	PARAPET WALL COPINGS: Contractor is to allow for raking out of all mortar joints to parapet wall top copings including corner terracotta sections. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar	37	Lm	£0.00	£ -
V	MASONRY PROTECTION: Include to apply masonry waterproofing 'Storm Dry' breathable masonry protection cream to all newly pointed brick & masonry areas; To include all internal/external faces of parapet walls to pitched and flat roof areas all in accordance with the manufactures product and application information.	1	Item		£ -
West (Front) Elevation - Northmoor Road					
W	EXTERNAL RE-POINTING: FRONT ELEVATION - TOP BAY WINDOW The Contractor is to allow for raking out of all joints to the top section of the front and sides of the bay windows. Include for hacking out mortar joints to all terracotta including bay roof, duck egg blue copings and all vertical buff coloured terracotta and projecting cornice sections down to the base of sliding sash windows. Carefully hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar mix to match test sample to match existing mortar mix. NOTE: Exact area of pointing to be agreed on site with CA subject to inspection. It should be noted that water ingress is occurring above and around the 3 high level stained glass windows to the bay.	14	m2	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.3 - External Envelope Works

3.4.3	EXTERNAL ENVELOPE WORKS	Qty	Unit	Rate	Total
X	SEALANT BAY WINDOWS: Include to hack out any loose putty or existing sealants around existing centre bay windows and apply new putty with wetted linseed oil to provide seal and fillet to perimeter of bay windows.	1	Item	£0.00	£ -
Y	BRICKWORK RE-POINTING TO PARAPET WALL INTERNAL FACE - Front Elevation The Contractor is to allow for raking out of mortar joints to brickwork internal face of parapet wall above box gutter roof area. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar mix to match test sample to match existing mortar mix. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar NOTE: works to centre pediment measured elsewhere.	18	m2	£0.00	£ -
Z	PARAPET WALL COPINGS: Contractor is to allow for raking out of all mortar joints to parapet wall top copings including all corner terracotta sections. Hack out joints min 25mm deep to all locations, prepare chases ready to receive new mortar . Repoint using a suitable lime/mortar. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar	18	Lm	£0.00	£ -
AA	PARAPET WALL COPINGS/BALLUSTRADE SECTIONS: Contractor is to allow for raking out of all mortar joints to parapet wall top copings including all terracotta ballustrading to lead capping. Carefully hack out joints min 20mm deep to all locations, prepare chases ready to receive new mortar. Repoint using a suitable lime/mortar. Mortar mix: To match mortar test sample and original construction mortar. Colour: To match surrounding mortar	18	Lm	£0.00	£ -
AB	MASONRY PROTECTION: Include to apply masonry waterproofing 'Storm Dry' breathable masonry protection cream to all newly pointed brick & masonry areas; To include all internal/external faces of parapet walls to pitched and flat roof areas all in accordance with the manufactures product and application information.	1	Item	£0.00	£ -
Sub total for sheet					£0.00

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS

CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.4 - Ancillary Works

3.4.4	ANCILLARY	Qty	Unit	Rate	Total
1.0	ANCILLARY WORKS / COMPLETION				
A	BIRD NETTING/SPIKES/POSTS & WIRE KITS: The Contractor is to include for the supply and installation of new bird netting system and bird spikes to the same locations as previously installed anti-bird measures, spikes, netting etc.. Note: This is predominantly the West elevation pitched roof, front box gutter, ballustrade and the high level turret	1	Item	£0.00	£ -
B	LIGHTENING PROTECTION SYSTEM - TEST AND COMMISSIONING CERTIFICATE: Allow to re-install, refix existing lightening protection system include for all Testing and commissioning and provide electrical certification upon completion. Works to be undertaken by NICEIC registered contractors NOTE: Works subject to test results of existing lightening protection system.	1	Item	£0.00	£ -
C	AERIALS: The Contractor is to reinstall existing aerials, and test all, so that they are fully operational and in good working order, and re-install to either similar, or better suited, positions to where they were originally removed from. Exact location to be confirmed on-site with CA.	1	Item	£0.00	£ -
D	DECORATION OF STEEL RAILINGS (FLAT ROOF AREAS): Allow for surface preparation of all existing galvanised steel railings ready for decoration. Apply 1 coat of Dulux Trade Aqua UniPrimer. Once primer has cured, apply 2 coats of Dulux Trade Metalshield Satin (Colour: Black). All in strict accordance with the Akzonobel Paint Specification as per 'AkzoNobel-Steel-Railings-Dulux-Spec 2025 - Co-op-Building, 93 Northmoor Road'. Colour: Black	1	Item	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.4 - Ancillary Works

3.4.4	ANCILLARY	Qty	Unit	Rate	Total
E	OVERHAUL - DORMER WINDOWS & REPAIRS: Contractor is to include for inspecting each window and providing the CA with a report on the condition of each window. - Inspect the condition of the existing sashes, frames for any signs of rot, decay or damage. - Cutting out any decayed sections of window frames. - Splicing new sections of seasoned timber to existing frames - Cutting out loose or decayed window putty. - Apply new putty to glazing. - Allow to infill minor cracks and holes using wood filler. - Sealing around window frames. - Temporary weatherproofing of existing window apertures during repairs. - Replace damaged beading, - Fit new hardware as required, hinges, window handels, or broken hardware if opening casements. - Allow for all gluing sanding and preparing for full decoration. - Fit new drafts seals if applicable. New sections of timber and splices are to be formed in seasoned timber to match existing species, or accpectable equivalent. Each section to match existing profile. - TBC with CA on-site. Notes: (Splicing of timber not to exceed 300mm). Condition and extent of repairs and quantities TBC with CA. Notify CA if extent of repairs are likely to become excessive and un-economical, wholesale replacment may be considered.	8	Lm	£0.00	0
F	BARGEBOARDS DECORATION:(Front & Rear Elevations) Prepare and decorate all previously painted timber bargeboards as per the Akzonobel External Painting specification - AkzoNobel-External-Painting-Dulux-Spec 2025 - Co-op-Building, 93 Northmoor Road. Colour: As existing Black	55	Lm	£0.00	£ -
G	TIMBER WINDOW DECORATIONS DORMERS: Prepare and decorate previoulsy painted and unpainted sections of external timber windows to dormers as per the Akzonobel External Painting specification - AkzoNobel-External-Painting-Dulux-Spec 2025 - Co-op-Building, 93 Northmoor Road, prime undercoat, gloss as required. Contractor to Note: Includes all semi-circular external timber windows, new or exsiting t dormers front and rear elevation.	8	Nr	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS

CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.4 - Ancillary Works

3.4.4	ANCILLARY	Qty	Unit	Rate	Total	
H	DECORATION TO GEORGIAN STYLE FENESTRATION SASH WINDOWS - (Ground Level) (Southeast Elevation) W04 and W05 (Northwest Elevation) W01, W02 & W03 : Prepare and decorate previously painted and unpainted sections of external timber windows' glazing bars, putty and curved window heads as per the AkzoNobel-External-Painting-Dulux-Specification 2025 - Co-op-Building, 93 Northmoor Road, prime undercoat, gloss as required. Contractor to Note: Includes all semi-circular external timber windows, new or existing dormers front and rear elevation.	5	Nr	£0.00	£	-
J	DECORATION TO LARGE SLIDING SASH WINDOWS (1st Floor Level) (Southeast Elevation) W06, W07, W08, W09 and W10 Prepare and decorate previously painted and unpainted sections of external timber windows' glazing bars, putty and curved window heads as per the AkzoNobel-External-Painting-Dulux-Specification 2025 - Co-op-Building, 93 Northmoor Road, prime undercoat, gloss as required. Contractor to Note: Includes all semi-circular external timber windows, new or existing dormers front and rear elevation.	5	Nr	£0.00	£	-
K	ROOF ACCESS DOOR - DECORATION: Prepare roof access door and frame ready to receive external decoration. Refer to paint specification: AkzoNobel-External-Painting-Dulux-Spec 2025 - Co-op-Building, 93 Northmoor Road	1	Nr	£0.00	£	-
L	REMOVAL OF DORMER WINDOWS: Include to carefully take out existing dormer windows and set aside to safe storage. Include for moving lead flashings and any associated fixings. Keep window aperture weathertight. Allow for forming asphalt roofing works to underside if required. Upon completion of roofing works, include for refitting complete, filling, sealing windows to make good and watertight as required following roofing works. (Provisional Only)	8	Prov	£0.00	£	-

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS

CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.4 - Ancillary Works

3.4.4	ANCILLARY	Qty	Unit	Rate	Total
M	MOCK TUDOR BOARDING DECORATION: WEST ELEVATION - Northmoor Road Between dormer windows: Allow to prepare existing timber face fixed boarding, and prepare all timber boarding for decoration. Ensure is securely fixed with brass or stainless screws and sealed to prevent water ingress As per paint specification: AkzoNobel-External-Painting-Dulux-Spec 2025 - Co-op-Building, 93 Northmoor Road	1	Item	£0.00	£ -
TURRET WORKS - North End					
N	TURRET INSPECTION ALL ELEVATIONS: Contractor to carry out a close-up inspection of the condition of turret, including, but not limited to, existing hung tiles, all leadwork, timberworks, windows etc. prior to works commencing on site, paying particular attention to all high level areas. Provide report to CA	1	Item	£0.00	£ -
O	TURRET STEEL RAILINGS DECORATION: Allow for surface preparation of all existing galvanised steel railings ready for decoration. Apply 1 coat of Dulux Trade Aqua UniPrimer. Once primer has cured, apply 2 coats of Dulux Trade Metalshield Satin (Colour: Black). All in strict accordance with the Akzonobel Paint Specification as per 'AkzoNobel-Steel-Railings-Dulux-Spec 2025 - Co-op-Building, 93 Northmoor Road'. Colour: Black		Item	£0.00	£ -
P	TURRET SEMI-CIRCULAR LOVURED TIMBER Prepare and decorate previously painted existing semi-circular windows to turret all elevations as per the Akzonobel External Painting specification - AkzoNobel-External-Painting-Dulux-Spec 2025 - Co-op-Building, 93 Northmoor Road,	4	Nr	£0.00	£ -
Q	TURRET - SMALL HIGH LEVEL TIMBER WINDOWS and ASSOCIATED TIMBER ELEMENTS: Prepare and decorate high level windows and all previously painted timberwork bargeboards and finials to turret all elevations as per the Akzonobel External Painting specification - AkzoNobel-External-Painting-Dulux-Spec 2025 - Co-op-Building, 93 Northmoor Road	4	Nr	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS

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SECTION 3 - Document 3.4.4 - Ancillary Works

3.4.4	ANCILLARY	Qty	Unit	Rate	Total
R	TURRET BIRD NETTING/SPIKES/POSTS & WIRE KITS: The Contractor is to include for the supply and installation of new bird netting system and spikes to prevent birds entering louvered windows, roosting/nesting to sill, ledges and decorative parts of the turret.	1	Item	£0.00	£ -
S	DRAINAGE GULLIES - RAINWATER: Remove disconnect existing drainage gullies serving rear elevation rainwater goods. Supply and fit new UG427AST - Underground Drainage 110mm Back Inlet Bottle Gully with Anti Splash Surround, Include to connect to existing drainage system, allow for all excavation and making good and neat concrete surround.	4	Nr	£0.00	£ -
T	DRAINAGE GULLIES AND RAINWATER GOODS: Include to clear and jet all RW gullies and drains around the property, ensure rainwater system is clear running to underground drainage. Check and flush clean all rainwater pipes and gutters to leave system free running.	1	Item	£0.00	£ -
U	SCHEDULE OF MAINTENANCE: Include to provide a full schedule of maintenance for the employer within the O&M files. Schedule of maintenance must outline all planned maintenance activities associated with all newly installed products, restored elements and certified components itemised within this specification and / or works instructed as part of the contracted works.	1	Item	£0.00	£ -
Sub total for sheet					£ -

RLB Rider
Levett
Bucknall

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3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
	BASEMENT				
A	FIRE STOPPING: All Passive fire protection, fire stopping, fire door repairs and fire door installations to be undertaken by a 3rd party UKAS accredited / certified contractor. Confirmation of sub-contractor to be provided at pre-start meeting by the main contractor. Generally the contractor shall ensure that existing services and any new electrical, pipework, ductwork and any other new penetrations through fire compartments/barriers including walls, floors, ceilings to both sides are correctly fire stopped using approved/certified fire rated/ fire stopping materials, inc itumescent collars where applicable to prevent the spread of fire in accordance with Approved Document B and BS 7671:2018, BS9999. All materials used must be compatible and must accord with the relevent manufactures details and instructions. Expanding foam systems will <u>not</u> be approved. ASSET RECORDS All fire stopping installations must be logged and asset tagged with a physical sticker and identified on 'as built' drawings. Contractor to provide a 'before and after' photograph schedule of all fire-stopped locations complete with a record of all asset tag locations. Upon completion the contractor shall issue the Project Manager with a certificate of compliance for all fire stopping works. All fire stopping products installed, must be certified and tested together (e.g fire batt and partition). Installation to be carried out in full accordance with manufacturers recommendations.	NOTE NOTE			
B	BASEMENT - Community Facility (Boiler Room) Include to Insert Ablative Coated Fire Batt and Acrylic Mastic System Batt x 8 @ 0.250m2 Mastic x 2 25lm Copper Pipes x 4, Plastic Pipe, Other x 2, Cable bundle, Plastic Conduit. Services passing through the fire compartment wall/ ceiling have no adequate fire seal.	1	Item	£0.00	£ -
C	BASEMENT - Community Facility (OFFICE) Include to Insert Ablative Coated Fire Batt and Acrylic Mastic System. Batt x 2 @ .250m2 Linear x 8lm Pipes above air conditioning units have no adequate fire seal. Remove boxing to the second unit to reveal breaches. 100x100 x2.	1	Item	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
D	BASEMENT - Community Facility (Storage cupboard to office area) Insert Ablative Coated Fire Batt and Acrylic Mastic System - Batt x 4 @ .250m2 Services passing through the fire compartment wall have no adequate fire seal. Individual Service Cable, Cable bundle	1	Item	£0.00	£ -
E	BASEMENT - Community Facility (Corridor/ office) Insert Ablative Coated Fire Batt and Acrylic Mastic System Batt x 4 @ 0.250m2, Reinstall boxing. Remove boxing seal breaches between corridor and office. Reinstall boxing.	1	Item	£0.00	£ -
F	BASEMENT - (Number 91) Insert Ablative Coated Fire Batt and Acrylic Mastic System batt x 2 @ .500m2. Steel pipes have no adequate fire seal.	1	Lm	£0.00	£ -
G	BASEMENT - (Main Flat Entrance) Meter room Insert Ablative Coated Fire Batt and Acrylic Mastic, Batt x 1 @ <1m2 Missing Section of Masonry requires fire stopping.	1	Lm	£0.00	£ -
H	BASEMENT - (Number 91) Fit ablative coated batt x 11 @ .250m2 Copper Pipes x 8, Cable bundle x 3	1	Nr	£0.00	£ -
J	BASEMENT - (Number 91) Install ablative coated batt x 2 @ .500m2 Limited access	1	Nr	£0.00	£ -
K	BASEMENT - (Number 93 Staircase to 93) Install ablative coated batt x 2 @ 0.250 m2 + fire rated mastic 5Lm Individual Service Cable x 3, Linear Gap Vertical / Horizontal To Gap around the door frame	1	Nr	£0.00	£ -

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS

CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
	GROUND FLOOR				
L	GROUND FLOOR - (Community Facility - Stairwell) Insert Ablative Coated Fire Batt and Acrylic Mastic System , Seal Around Penetrating Services - Fire Rated Mastic, Seal Linear Joint - Fire Rated Mastic Batt x 4 @ .250m2 Mastic x 2Lm Copper Pipes, Individual Service Cable, Cable bundle.	1	Item	£0.00	£ -
M	GROUND FLOOR - (Community Facility - Nr Stairwell - TBC) Install 60 minute Fire Rated Ceiling Hatch New loft hatch 555 x 720mm	1	Item	£0.00	£ -
N	GROUND FLOOR - (Community Facility - Stairwell - TBC) Seal Around Penetrating Services - Fire Rated Mastic, Mastic x 3 @ <9mm	1	Item	£0.00	£ -
O	GROUND FLOOR - (Community Facility - Hallway) Install new 60 minute Fire Rated Ceiling Hatch 560x720mm Existing Non Fire Rated Access/Ceiling Hatch	1	Item	£0.00	£ -
P	GROUND FLOOR - (Community Facility - Kitchen) Install new 60 minute Fire Rated Ceiling Hatch 560x720mm - TBC Existing Non Fire Rated Access/Ceiling Hatch	1	Item	£0.00	£ -
Q	GROUND FLOOR - (Community Facility - Lobby) Install Pipe Collar 110mm , Seal Around Penetrating Services - Fire Rated Mastic, Seal Linear Joint Pipe Collar @ 110mm, ablative batt @ .250m2 The foam and incorrectly installed collar should be removed and the penetrations into the wall and collar should be sealed with mastic. 1200x 30 void Linear Gap Vertical / Horizontal, Plastic Pipe x 2, Individual Service Cable x 2	1	Item	£0.00	£ -
R	GROUND FLOOR - (Community Facility - Lobby) Insert Ablative Coated Fire Batt and Mastic System , Seal Around Penetrating Services - Fire Rated Mastic Ablative Batt x 2 @ .250m2 Linear x 3m2 Cable bundle x 2, Individual Service Cable, Linear Gap Vertical / Horizontal, Void Above Fire Door.	1	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
S	GROUND FLOOR - (Community Facility - Office Storage Cupboard) Insert Ablative Coated Fire Batt and Acrylic Mastic System Ablative Batt x 2 @ 0.250m2 Plastic Conduit passing through the fire compartment ceiling has no adequate fire seal.	1	Item	£0.00	£ -
T	GROUND FLOOR - (Community Facility - Office Old Toilet) Include to Insert Ablative Coated Fire Batt and Acrylic Mastic System , Seal Around Penetrating Services - Fire Rated Mastic, Seal Linear Joint - Fire Rated Mastic Ablative Batt x 2 @ 0.500m2 mastic x 1Lm Cable bundle x 2, Void Above Fire Door, Linear Gap Vertical / Horizontal	1	Item	£0.00	£ -
U	GROUND FLOOR - (Community Facility - Main Office) Install 60 minute Fire Rated Ceiling Hatch to suit 560x720mm - TBC. Replace existing Non Fire Rated Access/Ceiling Hatch	1	Item	£0.00	£ -
V	GROUND FLOOR - (Community Facility - Office Old Toilets) Include to Insert Ablative Coated Fire Batt and Acrylic Mastic System , Seal Around Penetrating Services - Fire Rated Mastic, Insert Ablative Coated Fire Batt & Intumescent Fire Wrap. Ablative Batt x 6 @ 0.500m2 mastic x 4Lm 110mm SVP Penetrating wall / floor, Cable Tray, Copper Pipes x 3, Cable bundle x 2 Note: Limited Access	1	Item	£0.00	£ -
W	GROUND FLOOR - (Community Facility Main Office) Replace door with 60min fire rated boarding system, allow to board aperture 900mm wide x 2000mm height. Allow to seal to make good with 60min fire rated mastic. Door between main office and refuge to be boarded to a 60 minutes fire rating detail. (Advised to install shaft wall detail from refuge area)	1	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS

CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
X	GROUND FLOOR - (Community Facility Office Old Toilets) Insert Ablative Coated Fire Batt and Acrylic Mastic System , Seal Around Penetrating Services - Fire Rated Mastic, Seal Linear Joint - Fire Rated Mastic. Mastic x 2 @ 0.250m2 Mastic x 14Lm To linear Gap Vertical / Horizontal, Individual Service Cable x 10, Cable bundle. 6000x50 void , the foam must be removed and sealed using appropriate fire rated materials <u>Note:</u> Limited access	1	Item	£0.00	£ -
Y	GROUND FLOOR - (Community Facility Office Old Toilet) Individual Service Cable x 10, Unidentified Foam , Metal Ducting x 6, Cable Tray, Linear Gap Vertical / Horizontal. Apply Mastic x 16 @ 0.250m2 Mastic x 18Lm The foam must be removed and sealed using appropriate materials.	1	Item	£0.00	£ -
Z	GROUND FLOOR - (Number 91) Individual Service Cable x 2 Insert Ablative Coated Fire Batt and Acrylic Mastic System Mastic x 3 @ <9mm Cables passing through the fire compartment wall have no adequate fire seal.	1	Item	£0.00	£ -
AA	GROUND FLOOR - (Community Facility Mens Toilet) Copper Pipes x 4 - Mastic x 4 @ <9mm 4 copper pipes in the box going to the ceiling boxing needs sealing with appropriate fire rated material, make good.	1	Item	£0.00	£ -
AB	GROUND FLOOR - (Community Facility Womens Toilet) Install 60 minute Fire Rated Ceiling Hatch 560 x 720mm to replace the existing Non Fire Rated Access/Ceiling Hatch.	1	Item	£0.00	£ -
AC	GROUND FLOOR - (Community Facility Womens Toilet) Apply Mastic x 1 @ <9mm Pipes in the box passing through the ceiling/walls, requires boxing to be opened up and sealed with a suitable fire rated material, make good.	1	Item	£0.00	£ -
AD	GROUND FLOOR - (Community Facility Corridor next to the main office) Apply Mastic x 8 @ <9mm - X4 plastic trunking Individual Service Cable x 8, inc to make good.	1	Item	£0.00	£ -

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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
AE	GROUND FLOOR - (Community Facility Conway Room) Plastic Conduit, Individual Service Cable, apply Mastic x 4 @ <9mm	1	Item	£0.00	£ -
AG	GROUND FLOOR - (Community Facility Main Office CCTV Room) Individual Service Cable x 11, Cable bundle - Apply ablative batt x 11 @ .250m2	1	Item	£0.00	£ -
AH	GROUND FLOOR - (Number 89) Copper Pipes x 2, Plastic Conduit - Apply ablative batt x 11 @ .250m2	1	Item	£0.00	£ -
AJ	GROUND FLOOR - (Number 91) Plastic Conduit x 4, batt x 4 @ .250m2.	1	Item	£0.00	£ -
FIRST & SECOND FLOOR					
AK	All existing wall / ceiling vents be replaced and fitted with intumescent-lined air valves x 6. 1st floor x5 2nd floor x 1	1	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
	REPLACEMENT FIRE DOOR SETS				
	Fire Doors as supplied by Forza Doors Limited UK, Telephone: +44(0)1403 711126, Fax: +44(0)1403 711229. Email: sales@forza-doors.com / tonybryant@forza-doors.com Tel - 0770318518 or similar equivalent by approval with Employer and CA. NOTE: All doors to be white as existing, manufactured primed painted white finish FD30s and FD60s as required, complete fire doorsets complete to meet the requirements as detailed. Include for fire rated Vision Panels as required to communal areas. 1. All fire Doors to be supplied with appropriate Certifire labels permanently fixed to respective door edges. 2. Doors to comply with ADB Vol: 1 Appendix C1, BS 8214:2016, BS8300 and Doc M requirements as applicable.		NOTE		
AL	REPLACEMENT FIRE DOORS ALL FLATS: Replace all flat entrance doors to 1st, 2nd and 3rd floor residential accomodation complete with third party certification. Install white primed painted FD30s fire doorsets complete to meet the requirements detailed in the ADB Vol: 1 Appendix C1 2a for fire resistance and smoke control from both sides and are fitted with an appropriate positive action self-closing device to (BS 1154) and a single action mechanism which does not require the use of a key. Include provision of intumescent strips and cold smoke seals to sides and head of FD30 fire door sets, complete with overhead door closer, min 2 pairs CE steel hinges with Intumescent pads to all ironmongery and Fire door keep shut signage. Include 2 x kick plates to base of door. Include to provide suitable tested fire stopping system to seal sides of door. (Minimum 2 keys under master key set for employer) (NOTE: Expanding foam system will not be aproved) All doors must be fitted in accordance with the manufactures installation instructions.	19	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
AM	GROUND FLOOR: - Fire Door Top Stairwell Replacement FD60s Fire Door Set complete with third party certification. Supply and fit 1020 x 2075 fire door set with rebated frame 135mm set depth. Door set complete with 60min fire rated VP typically - 1400mm Length x 200mm wide. Vision panel to be 400mm from base of door and 200mm from leading edge of door. Include provision of:- Intumescent strips and cold smoke seals to sides and head of door set, overhead positive action self-closing device to (BS 1154), min 2 pairs CE steel hinges with Intumescent pads to all ironmongery, Keep shut signage. Stainless steel pull handle and push plate. 2 x kick plates to base of door, tested fire stopping seal to sides of door set, Intumescent pads to all ironmongery. FD60 Set - Average bulk density 630kgs/m³, Weight 54mm; Nom 34kgs/m², LIPPINGS - Concealed hardwood lipping to all four edges. FRAMES: Factory Pre-painted hardwood min density 640kgs/m³ Mag-Lock Access Control. Ensure correct operation of door, Include to release and dis-engage existing mag-lock and refix upon installation of new door set.	1	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
AN	GROUND FLOOR: - KITCHEN Replacement FD60s Fire Door Set complete with third party certification. Supply and fit 1020 x 2100mm fire door set with rebated frame 135mm set depth. Door set complete with 60min fire rated VP typically - 1400mm Length x 200mm wide. Vision panel to be 400mm from base of door and 200mm from leading edge of door. Include provision of:- Intumescent strips and cold smoke seals to sides and head of door set, overhead positive action self-closing device to (BS 1154), min 2 pairs CE steel hinges with Intumescent pads to all ironmongery, Keep shut signage. Chrome door handles and euro lock and latch with single action release or internal thumb turn. 2 x kick plates to base of door, tested fire stopping seal to sides of door set, Intumescent pads to all ironmongery. FD60 Set - Average bulk density 630kgs/m3, Weight 54mm; Nom 34kgs/m2, LIPPINGS - Concealed hardwood lipping to all four edges. FRAMES: Factory Pre-painted hardwood min density 640kgs/m3 Mag-Lock Access Control. Ensure correct operation of door, Include to release and dis-engage existing mag-lock and refix upon installation of new door set. (Minimum 2 keys under master key set for employer)	1	Item	£0.00	£ -
AO	GROUND FLOOR: UNIT 91 YOUTH ELEMENTS REAR EXIT DOOR Include to remove the existing wrought iron gate/frame and cart away from site. Hack out and point loose and open jointed brickwork around door opening Allow 1m2 pointing to make good and sound.	1	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS

CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
AP	GROUND FLOOR: UNIT 91 YOUTH ELEMENTS REAR EXIT DOOR Supply and Install new heavy duty steel rear exit door optimum size - 910 x 2130mm Model - Lathams SBD Police / insurance accredited - Secured by Design (SBD) steel Fire Exit Door SBD Tested to STS202 standard. Include all components, hinges, high-security locking, with single action panic hardware to comply with BS Exidor's high-security 700 series panic hardware, EN 1125:2008 to aid evacuation, complete with reinforced channels. Installation to be in accordance with manufacturer instructions. Handing a existing Colour - Grey/Black TBC with CA/employer. Latham's Steel Security Doorsets Ltd 35-37 Hainge Road Tivdale Oldbury West Midlands B69 2NY United Kingdom Tel: +44 01384 597195 Fax: +44 (0) 121 289 3585 sales@lathamssteeldoors.co.uk	1	Item	£0.00	£ -
AQ	FIRST FLOOR: CROSS CORRIDOR ADJACENT FLAT 3 Replacement FD30s Fire Door Set complete with third party certification. Supply and fit 828 x 1981mm fire door set with rebated frame. Door set complete with 30min fire rated, VP typically - 1400mm Length x 200mm wide. Vision panel to be 400mm from base of door and 200mm from leading edge of door. Include provision of:- Intumescent strips and cold smoke seals to sides and head of door set, overhead positive action self-closing device to (BS 1154), min 2 pairs CE steel hinges with Intumescent pads to all ironmongery, Keep shut signage. Stainless steel pull handle and push plate, 2 x kick plates to base of door, tested fire stopping seal to sides of door set, Intumescent pads to all ironmongery. Mag-Lock Access Control. Ensure correct operation of door, Include to release and dis-engage existing mag-lock and refix upon installation of new door set.	1	Item	£0.00	£ -
FIRE DOOR REMEDIATION - COMMUNITY FACILITY					

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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
AR	BASEMENT: - Cross corridor door Include to undertake Leaf and frame adjustments required to ensure gaps are within tolerance, Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Install appropriate signage , Install surface mounted dropdown seal, Replace damaged/missing existing cold and heat strips for new. Ironmongery: x 4 Hinges Fit Signage - Automatic fire door keep clear	1	Item	£0.00	£ -
AS	BASEMENT: - Door leading to teaching area Door leading to teaching area Include to undertake Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new, Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens , Install surface mounted dropdown seal, Carry out minor repairs to the leaf/frame (Full overhaul) Ironmongery: None required Fit Signage - None required	1	Item	£0.00	£ -
AT	GROUND FLOOR: - Door to play area Include to undertake Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new, Adjust self-closing device so that the leaf closes flush within its rebate , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens , Install surface mounted dropdown seal, Install new door handle and latch, Install appropriate signage. Ironmongery: Install new Euro lock thumb turn to suit & keys. Fit Signage: Fire door keep locked	1	Nr	£0.00	£ -
AU	GROUND FLOOR: - Office Door Include to undertake Leaf and frame adjustments required to ensure gaps are within tolerance, Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens , Install appropriate signage , Adjust self-closing device so that the leaf closes flush within its rebate. Ironmongery: Install New escutcheon plates round lock Fit Signage: Fire door keep Shut	1	Item	£0.00	£ -
AV	GROUND FLOOR: - Kitchen Serving hatch Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Replace damaged/missing existing cold and heat strips for new , Install appropriate signage Fit Signage: Fire door keep locked	1	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS

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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
AW	GROUND FLOOR: - Door to Community hall Replace damaged/missing existing cold and heat strips for new , Leaf and frame adjustments required to ensure gaps are within tolerance, Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Adjust self-closing device so that the leaf closes flush within its rebate, Install appropriate signage Fit Signage: Automatic fire door keep clear Ironmongery: 20mm smoke and fire seals X4 hinges	1	Item	£0.00	£ -
AX	GROUND FLOOR: - Door to play area Undertake Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Adjust self-closing device so that the leaf closes flush within its rebate, Install new door handle and latch, Install appropriate signage Fit Signage: Automatic fire door keep clear Ironmongery: 20mm smoke and fire seals X4 hinges required	1	Item	£0.00	£ -
AY	GROUND FLOOR: - Cupboard in office containing electrical units Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Replace damaged/missing existing cold and heat strips for new , Leaf and frame adjustments required to ensure gaps are within tolerance, Install appropriate signage , Install approved overhead self closing device Fit Signage: Fire door keep locked Ironmongery: As above	1	Item	£0.00	£ -
AZ	GROUND FLOOR: - Office Door Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Adjust self-closing device so that the leaf closes flush within its rebate, Install appropriate signage , Carry out minor repairs to the leaf / frame Fit Signage: Automatic fire door keep clear Other: Fill holes in door.	1	Item	£0.00	£ -

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RE-ROOFING AND EXTERNAL ENVELOPE WORKS

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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
BA	GROUND FLOOR: - Bin Store Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Adjust self-closing device so that the leaf closes flush within its rebate, Install appropriate signage Fit Signage: Fire door keep Shut	1	Item	£0.00	£ -
BB	GROUND FLOOR: - Door leading down to bin store Undertake Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Adjust self-closing device so that the leaf closes flush within its rebate, Install new door handle and latch, Install appropriate signage Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Adjust self-closing device so that the leaf closes flush within its rebate, Install new door handle and latch, Install appropriate signage Fit Signage: Fire door keep Shut	1	Item	£0.00	£ -
FIRE DOOR REMEDIATION - CONTINUED					
BC	FIRST FLOOR: - Door In Lobby (Fire door to lobby not accessed/surveyed) Include provisional sum to carry out remediation works to door, extent of works to be agreed with CA/Employer as required. Provisional Sum - (£500 Five Hundred Pounds)	1	Prov	£500.00	£ 500.00
BD	FIRST FLOOR: - Door to corridor Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Adjust self-closing device so that the leaf.	1	Item	£0.00	£ -
BE	FIRST FLOOR: - Cross corridor near flat 4 Adjust self-closing device so that the leaf closes flush within its rebate, Replace damaged/missing existing cold and heat strips for new , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Leaf and frame adjustments required to ensure gaps are within tolerance, Install surface mounted dropdown seal	1	Item	£0.00	£ -

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SECTION 3 - Document 3.4.5 - Fire Compartmentation & Fire Stopping

3.4.5	FIRE COMPARTMENTATION & FIRE STOPPING	Qty	Unit	Rate	Total
BF	SECOND FLOOR: - Cross corridor Undertake Leaf and frame adjustments required to ensure gaps are within tolerance, Install surface mounted dropdown seal, Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Replace damaged/missing existing cold and heat strips for new , Adjust self-closing device so that the leaf closes flush within its rebate	1	Item	£0.00	£ -
BG	SECOND FLOOR: - Cross corridor leading to stairwell Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new , Adjust self-closing device so that the leaf closes flush within its rebate, Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens, Install surface mounted dropdown seal, Carry out minor repairs to the leaf / frame	1	Item	£0.00	£ -
BH	THIRD FLOOR: - Rear exit to fire escape Undertake Leaf and frame adjustments required to ensure gaps are within tolerance, Replace damaged/missing existing cold and heat strips for new , Install 3 x No. BS 1935 Grade 13 Hinges & intumescent interdens	1	Item	£0.00	£ -
NEW FIRE ALARM SYSTEM					
BJ	The Employer intends to appoint the Safe Group Ltd to install a new building-wide fire detection and warning system to all flats and communal areas within the building. Safe Group Ltd (Main Office) Unit 9, J2 Business Park, Bridge Hall Lane, Bury, BL9 7NY This work will not form part of this building contract however, it is the employers intention that the new fire detection system is installed at the same time as the other major works within this Specification. The contractor should therefore include for all associated management and administrative duties involved whilst the third-party fire alarm installer undertakes their work. (REFER TO A40 PRELIMINARIES)	NOTE			
Sub total for sheet					£ 500.00

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SECTION 3 - Document 3.4.5 - Provisional Sums

3.4.5	PROVISIONAL SUMS	Qty	Unit	Rate	Total
	NOTE: Contractor to note all Provisional Sums are to be expended as directed by the Contract Administrator and shall be deducted in whole or in part if not required without compensation to the contractor. Contractor may be asked to price works accordingly and all costs to be agreed with CA and Employer prior to instruction.				
	ROOF AREA A - PITCHED ROOFING OF CLAY TILE PITCHED ROOF				
A	HOLE CRESTED CLAY RIDGE TILES: Allow for the supply and installation of any missing or damaged hole crested clay ridge tiles. Replacement tiles are to match existing.		Prov	£500.00	£500.00
	ROOF AREA B - RE-ROOFING OF MAIN MASTIC ASPHALT FLAT ROOF AREA				
B	CONCRETE DECK STRUCTURAL REPAIRS: Undertaking any structural repairs deemed necessary by the structural engineer to existing concrete flat roof deck in preparation to receive new mastic asphalt flat roof covering.		Prov	£5,000.00	£5,000.00
	EXTERNAL ENVELOPE WORKS				
C	STRUCTURAL INSPECTION - FRONT ELEVATION Allow for providing a STRUCTURAL INSPECTION of the rear brickwork to the front elevation centre pediment 'Beswick signage' Provision of structural report & engineer detail for brickwork repairs to the rear of the high-level centre pediment, inc design detail for any temporary support required to undertake the works. Contact PETER MOFFIT (William Jones Partners) 11-24 Derby Rd, Liverpool L5 9PR Tel - 0151 298 1937.		Prov	£3,500.00	£3,500.00
D	PROPPING OF FRONT ELEVATION PEDIMENT: Allow for temporary propping support to the centre pediment to allow brickwork repairs as required. All in accordance with Structural Engineers details.		Prov	£1,500.00	£1,500.00

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS

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SECTION 3 - Document 3.4.5 - Provisional Sums

3.4.5	PROVISIONAL SUMS	Qty	Unit	Rate	Total
E	DEGRADED BRICKWORK FRONT PARAPET WALL: Cutting out and disposal off-site of all degraded/frost damaged brickwork to the rear of front west elevation parapet wall and centre pediment as instructed and in accordance with the Structural Engineers details.		Prov	£1,500.00	£1,500.00
F	RENEWAL OF DORMER WINDOWS: Subject to inspection and approval from CA complete renewal of existing windows to front facing dormers (west elevation) W01 - W02. Note: The existing semi-circular windows are not thought to be original. (Assume seasoned pine) Leaded stained-glass window panes are to be retained and incorporated to form part of new window unit.		Prov	£5,000.00	£5,000.00
G	MOCK TUDOR BOARDING / DORMER TIMBERWORK: Renewal of rotten/degraded timbers and sections of Acropol coated surface-fixed mock timber cladding to front elevation between semi-circular dormer windows. Include for replacement timbers as required in-season redwood pine timber, or similar equivalent, to match the existing timbers	1	Prov	£1,000.00	£ 1,000.00
H	TEMPORARY SIGNAGE: Allow to provide temporary scaffold mounted signage for all ground floor commercial units. Details to be agreed with client/employer.	1	Prov	£2,500.00	£ 2,500.00
J	BAY ROOF INVESTIGATIONS: Include to carry out roof investigations to front elevation small bay roof below the centre pediment and between terracotta inverted brackets.	1	Prov	£1,000.00	£ 1,000.00
Sub total for sheet					£ 21,500.00

SCHEDULE OF WORK

RE-ROOFING AND EXTERNAL ENVELOPE WORKS
CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
M12, 5RT

SECTION 3 - Document 3.5 - Summary Page

3.5 FINAL SUMMARY	Qty	Unit	Rate	Total
3.3 Preliminaries				£ -
3.4.0 Enabling Works				£ 4.00
3.4.1 Pitched Roofing Works				£ -
3.4.2 Flat Roofing Works				£ -
3.4.3 External Envelope Works				£ -
3.4.4 Ancillary Works				£ -
3.4.5 Fire Compartmentation Works				£ 500.00
3.4.6 Provisional Sums				£ 21,500.00
Sub Total				£ 22,004.00
Contingency Sum @ 7%			7%	£ 1,540.28
Final Section Collection/ Total (Preliminaries + Works Items + Provisional Sums + Contingency)				£ 23,544.28
Final Total Carried Forward to Form of Tender				£ 23,544.28

SCHEDULE OF RATES

RE-ROOFING AND EXTERNAL ENVELOPE WORKS

CO-OP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER
M12, 5RT

SECTION 3 - Document 3.6 - SCHEDULE OF RATES

3.6	SCHEDULE OF WORKS	Qty	Unit	Rate	Total
1.0	PITCHED ROOFING / CLAY TILING				
	NOTE: Contractor to note all Schedule of Rate items are to be fully priced. The rates are not included in the Final Summary Total but may be used as / if instructed by the Contract Administrator. Option - In the event of wholesale pitched roof /tile replacement not being instructed. Tendering contractors must price the Schedule of Rates below as part of each tender submission. NB: Failure to do so may invalidate the respective tender submission.				
A	(Allow for 1 Nr new replacement tile) Remove damaged tiles and install new Acme Single Camber Marley clay plain tiles in <u>isolated areas</u> (Refer to manufactures installation guidance)	1	Item	£0.00	£ -
B	(Allow for 5-10 Nr new replacement tiles) Remove damaged tiles and install new Acme Single Camber Marley clay plain tiles in localised areas with 1m2 (Refer to manufactures installation guidance)	1	Item	£0.00	£ -
C	(Allow for 60 tiles/m2 at 100mm gauge - New replacement tiles) Remove damaged tiles and install new Acme Single Camber Marley clay plain tiles in localised areas (Refer to manufactures installation guidance)	1	Item	£0.00	£ -
D	FISH TAIL TILES: (Allow for 1 Nr new replacement tile) Replace isolated fish tail clay tiles to match existing tiles laid in geometric patterns.	1	Item	£0.00	£ -
E	FISH TAIL TILES: (Allow for 5-10 Nr new replacement tiles) Replace isolated fish tail clay tiles to match existing tiles laid in geometric patterns.	1	Item	£0.00	£ -

SCHEDULE OF RATES

RE-ROOFING AND EXTERNAL ENVELOPE WORKS

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SECTION 3 - Document 3.6 - SCHEDULE OF RATES

3.6	SCHEDULE OF WORKS	Qty	Unit	Rate	Total
F	PITCHED ROOFING EAVES STRIP: Include to strip out all existing eaves tiles, battens, vents, soakers, flashings and underlay up to 1m up slope/pitch x 1m = (1m2) longitudinally along the roof to allow the provision of asphalt upstands to flat roof and box gutter areas. Upon completion of asphalt roofing works include for renewal of breathable underlay at eaves, laid under upper existing retained underfelts, install new battening to match existing, re-install tiles, soakers, flashings. Remove all waste and debris.	1	Lm	£0.00	£ -
G	RIDGE TILES: Include for removal of existing ridge caps/ridge tiles, carefully set aside for reuse, removal of old and perished mortar and debris, prepare clean tile ready to receive ridge. Include for re-bedding and pointing of existing ridge tiles with new mortar to make good and secure.	1	Lm	£0.00	£ -
H	WINDOW REPAIRS: Carefully cut out horizontal rotten sill sections or vertical frame sections complete to existing timber window frames. Include for filling, sanding and preparing for decoration (Splicing of timber sills exceeding 300mm not exceeding 1000mm). Filler type to be agreed with CA and to the approval of the LA Heritage Team.	1	Item	£0.00	£ -
CONTRACTOR TO NOTE: All Items subject to re-measure.					
Note: Contractor will need to validate the extent of isolated repair works if instructed under SOR. Submission of before and after photographs of all repair work instructed by the CA using the SOR will be required.					
Final Total SOR					£ -