

AMP/44657.6 - Fletcher Moss Botanical Gardens - Parsonage Gardens / Stenner Lane Boundary Wall
Schedule of Works

Item	Description	Quantity	Unit	Rate	£ p
1.0	<u>General</u>				
1.1	All works shall be carried out in accordance with good building practice and shall comply with all current regulations, British Standards, relevant codes of practice and manufacturers' recommendations. The Contractor must carry out the works conforming to all current Health & Safety legislation, including the Construction (Design and Management) Regulations 2015. It is the Contractor's responsibility to arrange for Notice to be provided to the relevant authority within the appropriate time-scale.		Item		
1.2	Where reference is made to the British Standards Specification, the British Standards Code of Practice, the latest revision will apply. Where no particular standards are available, the materials are to be to the best of their respective kinds and to the approval of the Contract Administrator (CA).		Item		
1.3	The Contractor must visit site and familiarise themselves fully with the scope of work when compiling the cost plan. The contractor must also satisfy themselves as to the facilities for welfare, access and storage of material and other site conditions. No additional costs will be accepted attributable to site conditions.		Item		
1.4	This Schedule of Works is to be read in conjunction with the following documents:- - FMO-MCC-XX-XX-DR-B-001 Site Location Plan - FMO-MCC-XX-XX-DR-B-002 Boundary Wall Location Plan - FMO-MCC-XX-XX-DR-B-003 Existing Masonry Details - FMO-MCC-XX-XX-DR-B-004 Proposed Masonry Details - FMO-MCC-XX-XX-DR-S-005 Structural Details - AMP44657.6 Parsonage Gardens & Stenner Lane Photographic Schedule - AMP44657.6 Designer Risk Assessment - AMP44657.6 PEP - General Information Dated 15-01-2025		Item		
1.5	Any rates tendered should include for all works reasonably associated with the item, and the Contractor should determine the best manner to carry out the works.		Item		
1.6	It is the Contractor's responsibility to check all measurements on site and ascertain the exact nature of the work prior to submitting a target cost plan. Claims for additional expense resulting from failure to comply with this clause will not be entertained.		Item		
1.7	Any quantities contained within this section of the tender document are for tendering purposes only. Any quantities derived from this information should be considered an estimate only. The contractor must ascertain precise actual quantities by site inspection. Any significant discrepancies must be brought to the attention of the CA as soon as they become apparent.		Item		
1.8	The contractor is to allow for working around and providing adequate protection to all surfaces, finishes and equipment that are not to be affected/alterd as part of the work at all times. The Contractor is to include for tidying up and making good all surfaces.		Item		
1.9	All items within this schedule shall be priced independently; no inclusive pricing is permitted.		Item		
1.10	Contractor to ensure that the work area is securely segregated at all times to prevent unauthorised entry to the site.		Item		
1.11	Structural Engineer (SE) input for the project is to be provided by Capital Programmes Senior Structural Engineer Ian Doughty.		Item		
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1.12	All works are to be carried out in a competent and workmanlike manner. The site shall be kept clean and tidy at all times.		Item		
1.13	The Contractor will be required, by way of certification, that all spoil, debris and rubbish resulting from the works is properly disposed of via a recognised tipping facility.		Item		
1.14	Where materials are specified by Manufacturer's name, this infers that the nominated manufacturer should be used or, alternatively, an approved and equal manufacturer will be acceptable. This will be subject to (without prejudice) a reasonable assessment of the alternative product by the CA.		Item		
1.15	The Employer reserve the right to amend or omit the final scope of any items of the works by instruction. No claims for loss, expense or delay shall be allowed in connection with the issue of any such instructions.		Item		
1.16	Site Compound – Proposed location of Contractor site compound to be agreed with CA.		Item		
2.0	<u>Sub-Contractor Selection</u>				
2.1	Prior to selection of sub-contractor, satisfactory references to be provided to CA of previous stonework repair schemes to listed buildings of a similar nature to the works outlined in this document.		Item		
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3.0	<u>Background and the Setting</u>					
3.1	<p>The boundary wall at The Old Parsonage Gardens located on Stenner Lane adjacent St James's Church has shown signs of significant movement and cracking over the past 18 months. This damage to the wall is due to a conflict of interest between the brick boundary wall and the large Field Maple tree located adjacent the wall. Fletcher Moss Art Gallery is a Grade II Listed Building, and is located in the Conservation Area of St James, Didsbury. All works should have cognisance to the listed status of the building, its grounds and the conservation area.</p> <p>The boundary wall at Fletcher Moss Art Gallery is a solid free-standing masonry retaining wall built from common brick units arranged in English Garden Wall bond i.e. 3 or 5 courses of stretchers between header courses. The joints have been finished with a flush mortar joint. Wall thickness varies from 230mm to the parapet and approximately 390mm at retaining lower section. Additional 500mm thick piers have been provided one directly adjacent the tree and one at the location adjacent the gated access. In consideration of the history of the site and condition of the wall it is estimated that the boundary wall position dates to Victorian times i.e. circa late nineteenth century.</p> <p>There are visible tree roots growing through the brick joints at various levels, roots are also visible at footpath level up to five metres from the tree position. The leaning of the wall is associated with tree growth where the tree roots and the trunk has impinged the rear face of the wall. Gradual tree movement and growth will have produced adequate force to overstress the brickwork and cause the movement visible.</p> <p>Front Elevation - Immediately noticeable is the differential out-of-plane 'lean' of the wall across the two number piers adjacent to the Field Maple Tree. The top of the wall to the left-hand side of the tree is leaning forwards approximately 100mm beyond the bottom of the wall at pavement level.</p> <p>Rear Elevation - The Field Maple tree growing in the retained earth is located very close to the rear wall face. The tree roots are visible at ground level and stretch up to 5 metres in distance from the tree base.</p> <p>The walls height changes from approximately 1500mm at the lower section (right hand side) of wall up to 1700mm (left hand side) of tree past the central pier and carries on up to the entrance of the private residence of Stenner Brow. The wall appears to have been constructed to retain earth on the inside based on the following observations;</p> <p>a) Existing weep holes located near pavement level were provided to allow water in the retained material behind the wall to drain away.</p> <p>b) Increasing wall thickness towards the base as can be seen on the inside face to provide weight and stability.</p> <p>c) The height of retained soil to the rear of the wall is approximately 1000mm to 1400mm above pavement level.</p> <p>An elevation drawing of Stenner Lane boundary wall provided (FMO-MCC-XX-XX-DR-B-003) shows the level of retained earth behind it.</p> <p>The existing weep holes are formed from cutting parts of a full brick during construction at approximately 600mm centres. The weep holes do not appear to be allowing water to drain away from the retained material and flow onto the pavement. They are most likely blocked.</p> <p>Parsonage Gardens is fully accessible to the public. The Contractor should make full allowance for adequate segregation and security to prevent unauthorised access into the site and theft of materials and/ or plant and equipment.</p>	Item				
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4.0	<u>Proposals</u>				
4.1	<p>To provide the Field Maple Tree with additional space to grow it is proposed to carefully dismantle the two piers and approximately 9500mm of the existing boundary retaining wall down to the pavement level and rebuild the wall 220mm in to the existing footpath. The two new piers will be built flush with the rear of the existing wall and the new wall built flush with the new piers on the footpath side. The new wall thickness will be 280mm. Structural Engineers drawing proposals for the new foundation and retaining wall details see drawing reference FMO-MCC-XX-XX-DR-S-005 Structural Details.</p> <p>The new wall will be built to the height of the existing wall with the new coping stones to match the existing curved copings increasing the overall height to approx. 1800mm. New coping stones will be required to the tops of the new wall where the existing was previously concrete coping.</p>				
5.0	<u>Programme</u>				
5.1	As part of the target cost plan return, the Contractor is to submit a proposed programme for the works.		Item		
6.0	<u>Contract Arrangements</u>				
6.1	The contractual arrangements for this project will be Public Sector Partnering Contract (PSPC) Form of Contract, Authority design (Option 5), and PSPC10 Pre-start agreement for any pre-construction works		Item		
6.2	Manchester City Council's Capital Programme & Procurement Team will perform the role of Contract Administrator for the duration of the works.		Item		
6.3	The Principal Design Advisor under the CDM (2015) Regulations is Keelagher Okey Klein.		Item		
7.0	<u>Method Statements</u>				
7.1	Step-by-step Method Statements for all wall dismantling and rebuilding to be provided to CA for review prior to commencing works on site; method statements subject to Planning/ Conservation Officer approval.		Item		
8.0	<u>Access</u>				
8.1	Access to Stenner Lane is from Wilmslow Road, between The Didsbury Public House and The Old Cock Inn Public House. The contractor will need to establish what materials and equipment will need to be delivered to the work areas by hand or by plant.				
8.2	Access to Fletcher Moss Art Gallery and Fletcher Moss Park is through the entrances on Stenner Lane.				
9.0	<u>Site Related Hazard / Risk</u>				
9.1	Where it is necessary to puncture the pavement to install the new wall foundations, the contractor must apply to the Manchester City Council Highways Department to complete a New Road & Street Act Certificate. The contractor will also need to apply for approval to erect a hoarding on the public highway for welfare and site office accommodation required for the site programme duration. Contractor to check to ensure that no services could be damaged by these excavations. Contractor to include for providing temporary diversions for pedestrians as required by the Highways Officer. Pavement to be made good on completion to the satisfaction of the Highways Department. Please contact highways via email address - highwaylicences@manchester.gov.uk				
9.2	All road/paving to be plated and protected when accessing the site.				
9.3	Live services - make appropriate physical checks on site, CAT scan for exact location of known services or for any suspected "rogue" services.				
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10.0	<u>Rebuilding Boundary Wall</u>				
10.1	General				
10.1.1	All demolition/stripping out works are to be undertaken in accordance with BS 6187:2011 and Health and Safety Executive Guidance Notes GS29/1, 3 and 4.	1	Item		
10.1.2	All coping stones to be retained including the two pier top copings are to be cleaned down using Doff cleaning system to remove biological growth and loose surface contaminants.	1	Item		
10.1.3	The contractor shall be responsible for maintaining the stability and integrity of the existing and new structure for the duration of the works. Existing ground to be shuttered and retained during works. Prior to carrying out the works the contractor shall provide method statements detailing the proposals for propping the existing structure. Temporary works are the sole responsibility of the contractor. The contractor must design, supply and install all necessary temporary works required.	1	Item		
10.1.4	Tree roots to be protected during groundworks. Minimise root damage, if there are roots physically obscuring the new foundation, prune them neatly using bypass secateurs or a pruning saw. Do not cut roots using digging equipment of any kind. Works to be agreed with MCC arborist. Tree / retained soil not to be undermined by new foundation. Existing ground levels are not to be altered. Contractor must try to do the work over as short a period as possible, minimising exposure of the soil.	1	Item		
10.1.5	The Contractor must apply for and obtain any temporary footpath and road closures, diversions, scaffold permits, hoarding permits etc which are necessary for the safe completion of his works. The contact email address for this is noted in 9.1. The anticipated cost of these closures and permits must be included as identified risk items within the contractor's cost plan. All demolition sub-contractor quotations must have identical provision in identified risk. The contractor's programme must account for the time taken to obtain these permits and licences.	1	Item		
10.1.6	Include for all associated H & S works to exclude the general public from the works area whilst the works are carried out. Allow for Chapter 8 type temporary barriers to enclose the work area and all appropriate temporary signage.	1	Item		
10.1.7	Note: All down takings / demolition works to be carried out in accordance with BS6187 and current HASW Regulations.	1	Item		
10.1.8	All repointing between joints of coping stones and brickwork, shall be filled thoroughly with Natural Hydraulic Lime Mortar, strength grade NHL3.5 mixed in accordance with manufacturers recommendations. Include for protecting new pointing from inclement weather / rapid drying out, until set; mortar mix subject to sample agreed with CA. Mortar joint finish to best match existing and all other areas of parapet wall on completion, this should be confirmed with the CA.	1	Item		
10.1.9	On any existing wall remaining insitu that are to be repointed treat all mortar joints with an appropriate pesticide after cutting out existing pointing. This is required to reduce the chance of further weed/vegetation growth at the joints.	1	Item		
10.1.10	Contractor to report at the earliest opportunity to CA the % of loss and breakages of sandstone and or coping stones.				
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Item	Description	Quantity	Unit	Rate	£	p
10.2	Dismantling Existing Boundary Retaining Wall on Stenner Lane:					
10.2.1	Removal of spoil and earth retained inside Old Parsonage Gardens Grounds - when sections of boundary walls have been taken down carefully hand excavate adjacent retained earth to establish extent of removal required to allow for rebuilding requirements including foundations. CA approval and agreement on extent of roots to be removed. Consultant Arboculturist to be present on site during this exercise. Allow for reinstating graded spoil back to original location, between 700mm to 1000mm earth/spoil to be removed at sections of retaining wall that are to be rebuilt. See SE design and specification for requirements.	20	m3			
10.2.2	Copings Stones: Carefully remove five existing coping stones and two pier top copings in-situ to the boundary walls on Stenner Lane; clean down to remove any residual mortar. Number all coping stones and store for re-use. Contractor to allow for provision of adequate on site storage facility to secure all loose materials from theft/ damage.	7	No			
10.2.3	Remove Wall Sections: Carefully take down all sections of brick masonry wall to be rebuilt. See drawing FMO-MCC-XX-XX-DRB-004. Retaining Wall Detail for information. New bricks should best match existing in colour and profile, subject to agreed sample. CA will approve and agree extent of parapet wall to be cut back on site. Existing brick sizes = 210x110x70mm; these are approximate measures and should be checked on site. See SE design and specification for requirements.	25	m2			
10.3	Rebuilding Boundary Retaining Wall on Stenner Lane:					
10.3.1	Install New Strip Foundation: Install new foundations to walls to be rebuilt. The foundation design and specification will be provided by CPP Structural Engineer. See drawing reference FMO- MCC-XX-XX-DR-S-005 Structural Details.	12	m			
10.3.2	Rebuild Wall Sections: Refer to SE design and specification for proposed foundation and wall design. Using reclaimed bricks (where practicable), lime based mortar for pointing to best match existing rebuild wall. Sample for lime based mortar to be approved by planning prior to starting on site. Additional new bricks should best match existing, sample to be provided to CA for approval. Refer to SE design to include weep holes and drainage requirements for retained earth and expansion joints if required. See drawings FMO-MCC-XX-XX-DR-B-003 Existing Masonry Details and FMO-MCC-XX-XX-DR-B-004 Proposed Masonry Details for information showing sections of walls to be removed and rebuilt.	25	m2			
10.3.3	Undertake localised replacement: To existing brickwork to boundary wall. Brickwork and pointing either missing or deemed beyond repair should be replaced with bricks to match existing profile, Indent repairs using brick in colour and profile to match existing, subject to agreed sample. CA approval and agree extent of brick repairs and repointing to be cut back on site.	50	No			
10.3.4	Pointing Sample Patch: Allow for pointing four trial patches to an area of approximately 1 metre square each on the existing wall. These should be inspected and approval given by the conservation officer/planning officer assigned to the contract and the CA before commencing the rebuild of the boundary wall and undertaking any repair work.	4	m2			
10.3.5	Coping Stones: Supply and install new sandstone coping stones to head of wall along Stenner Lane, Coping stones should best match existing in size and profile and be bed on NHL mortar bed. Sample to be approved by CA. Existing coping stone sizes - 300x980x165mm. Stone copings to be retained with stainless steel cramps, positions to be shown on setting out drawing. Joints to be pointed in NHL mortar mix, sample to be provided. New coping stone colour/shade to be confirmed and agreed with planning/conservation officer and CA. Sample to be provided by Contractor	5.5	m			
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Item	Description	Quantity	Unit	Rate	£ p
11.0	<u>Additional Work Items</u>				
11.1	Cleaning: On completion of the rebuilding and alterations to the boundary wall allow for 15 metres section of wall to be cleaned down using Doff cleaning system to remove biological growth and loose surface contaminants (subject to sample area agreed with CA). This will only be required on the brick elevation facing the road at Stenner Lane.	30	m2		
11.2	Footpath: Reinstate full width of footpath adjacent new wall being rebuilt. Dig out full pathway and lower depth for new footing. Include for remove / reinstall kerb stones. Allow for resurfacing affected area of the footpath to best match the existing tarmac finish where this has been removed to expose and install new foundation and wall. Resurface new path width 1535mm width path where necessary. 20mm minimum thickness bitmac wearing course. 40mm minimum thickness bitmac base course. 150mm minimum MOT Type 1 sub-base. All existing kerb stones should be reinstated.	18	m2		
12.0	<u>Identified Risk Items</u>				
12.1	Include the sum of 4000 pounds for temporary weathering (adverse weather period) that may delay the programme.	1	Item		
12.2	Include the sum of 4000 pounds for any additional building work associated to the foundation and new wall construction.	1	Item		
12.3	Include the sum of 2000 pounds for replacing any coping stones damaged during the removal works.	1	Item		
12.4	Include a sum of 8,000 for additional prolongation costs in connection to any required design and specification changes for the foundation and or wall in connection to findings beneath ground and tree roots.	1	Item		
12.5	Include the sum of 1500 pounds for permits in connection with working on a public highway.	1	Item		
12.6	Allow a sum of 500 pounds for obtaining samples of existing mortar mix. Mortar should best match existing in appearance and will form part of the planning consent process prior to the work commencing.	1	Item		
12.7	Allow a sum of 2000 pounds for additional bricks and additional repointing for the sections of walls being rebuilt and adjacent locations.	1	Item		
12.8	Allow a sum of 1000 pounds for CAT scan of area prior to trial pits and to carry out trial holes to check pipework below ground	1	Item		
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