



Schedule of Works

Repairs and associated works to Fraser House, Charlotte Street, Manchester

20 May 2024

Job No. 24-019

Storah Architecture Ltd
Chartered Architects : Historic Building Consultants

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Company Registered in
England. No: 9547619

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

0.0 PREAMBLE

0.1 Introduction

The project comprises the external repairs to the upper levels of 36 Charlotte Street, Manchester

The building is currently out of use, but works may be carried out to bring the lower floors back into restaurant use as during the works.

0.2 Employers Details

Employer: Chan Hong Property Management Ltd

Address: 59 Banner Street, London.

0.3 Contract Particulars

The contract to be the current edition of the Minor Works Building Contract with contractor's design (MWD 2016)

First recital : Repairs to 36 Charlotte Street, Manchester

Second recital – Storah Architecture drawings: 24-017-009, 24-017-010, 24-017-011, 24-017-012, 24-017-013, 24-017-014, 24-017-015, 24-017-020, 24-017-021 and 24-017-022

Fifth recital (CDM Regulations): All apply

Article 3 (Architect/ Contract Administrator): Storah Architecture of 46 Halifax Road, Todmorden. OL14 5QG

Article 4 (CDM-Principal Designer): Storah Architecture

Article 4 (Principal Contractor): The Contractor

Article 7 (Arbitration): Article 7 and Schedule 1 do not apply.

2-3 (date for commencement): To be agreed

2-3 (date for completion): To be agreed

2-9 (liquidated damages): at the rate of £500 per week, calculated daily.

2-11 (rectification period): 12 months

4-3 (percentage of total value of work): 95 %

4-3 (final date for payment): within 28 days of due date.

4-5 (percentage to be paid to contractor): 97.5%

4-8-1 (supply of documentation): 3 months

4-8-1 (final date for payment): within 28 days of due date.

4-11 and Schedule 2 (fluctuations option): Does not apply. A fixed price is required.

5-3 (Contractor's Public Liability insurance: injury to persons or property):

£5,000,000.00 for any one occurrence or

series of occurrences arising out of one event.

Clause 5.4 applies. Terrorism cover is to be excluded (acts of terrorism to be added to Excepted Risks in definitions).

5-4A-1 and 5-4B-1 (percentage to cover professional fees): 15%

7-2 (adjudication): The Adjudicator is to be nominated by the President of the RIBA

Schedule 1 (base date): 10 days before the date set for return of tenders

0.4 Other Professionals and Consultants

The CDM-Principal Designer for the project is the architect.

0.5 Preliminaries

The works are to be in accordance with the attached Preliminaries. See Appendix.3.

0.6 Utility Plans

The contractor is responsible for contacting utility companies, obtaining digging plans etc. and for determining the precise positions of services within the working areas.

0.7 Pre-Commencement Notifications

Prior to commencement of the works the contractor should ascertain that all pre-commencement planning and listed building consent conditions have been met. Where conditions require samples of materials or pointing, the contractor should liaise with the architect to ensure that information and samples can be provided in a timely fashion.

Where required, prior to commencement of the works the contractor should ascertain that all pre-commencement building regulations conditions have been met. The contractor should inform building control of the works and arrange for all inspections.

Prior to commencement of the works the contractor should ascertain that all other consents, are in place and should allow access for all required inspections.

0.8 Advertising on Scaffold

The scaffolding is subject to a separate agreement regarding hoarding and advertising. Allow for liaison regarding this and access for its maintenance. Any works to the scaffold and wrapped graphics require agreement with the employer and specialist supplier.

0.9 Working Areas, use of adjoining land

An area within the building will be made available for use for welfare facilities, toilets and a site compound. Entry will be via the roller shutter on Portland Street, where space for a skip and unloading will be provided. These areas should be restored to their prior condition and cleared of any debris on completion.

0.10 Services and Facilities

Water and power will be provided for the contractors use during the works.

Facilities, including WC, internal storage, and space for a mess room will be made available for the use of the contractor.

0.11 Scaffolding and Protection

Arrange for any necessary scaffolding alterations and access to carry out the works and to allow inspection by the architect (see note 1.8).

Where scaffolding is required, no scaffold tubes should be in direct contact with the building. Tubes should be shrouded and all tube ends close to the building should be fitted with plastic end caps. Details of any scaffolding are to be provided to and agreed with the architect.

All external scaffolding should be fenced or protected to prevent unauthorised access. Access to the scaffold where practicable is to be from upper floors within the building. No external ladders to be retained on site to the lower stage of the scaffold whilst the site is unattended.

Provide all temporary weather protection to keep the building in a weathertight condition and prevent water ingress, particularly during work to the roof and gutters. It is essential that no water ingress occurs within the building during the course of the works. The contractor is to adhere to the measures detailed, and in addition is to include all measures considered necessary to exclude moisture penetration.

The Contractor is to protect all walls, steps, stone & brickwork, roof timbers, glass & all materials on the site from any kind of damage during the progress of the work & shall be responsible for any damage done to same. The Contractor is to lay off concreting, bricklaying, stonework, plastering & decorating during frosty weather.

0.12 Construction Design and Management, Sequence and Method Statements

The contractor's Health and Safety plan must be provided to the architect prior to commencement of the works. The contractor is Principal Contractor for the purposes of the CDM Regulations.

Method Statements for the following are required prior to commencement:

0.13 Significant Hazards

Construction presents inherent health and safety hazards, many of these are present in the construction, maintenance and use of buildings generally and the contractors are expected to be able to control these risks during the construction phase and after. Significant or unusual/ "not obvious" residual risks may exist. In relation to this project the following potential residual hazards have been identified:

- overlap with visitors to the site, property, buildings alongside or the general public who may access the land and paths around the building and on footways and highways below the scaffold (minimise risks by demarkation, fencing and hoardings etc).
- unauthorised access to working areas (minimise by hoardings and scaffold alarms, etc).
- Pedestrians on busy footways below the scaffold and vehicle movements on busy roads around the site.
- the likely hood of structural collapse or falling objects, especially during the dismantling of building elements.

0.14 Timber Procurement

Submit certification verifying managed sources of all timber/ timber products, which should be FSC certified.

0.15 Hot Works

In situ leadwelding is not generally permitted. In the event of in situ lead welding being unavoidable the architect should be informed in writing prior to the event and a Hot Work Permit system introduced to meet the requirements of the building's insurer.

The Contractor is to ensure that no naked flames are left unattended and that equipment is left safe at the end of each work period. All hot work must cease a minimum of 2 hours before the end of the working day. Any areas subject to hot work are to be inspected every 15 minutes for the first hour after the work has been completed, and every hour therein up to the 2 hour period.

0.16 Cart & clear away rubbish

Cart & clear away rubbish from time to time as it may accumulate during the progress of the work. Rubbish to be stored in an agreed position on site prior to removal. On completion the Contractor is to clean down all pavings, steps, stonework & deliver up the works to the employer water-tight, free from damp, grit and any cleaning residue, clean & fit for use.

Due to the exposed nature of the site care is to be taken to ensure that all rubbish is added and secure and that no loose rubbish or other materials are stored at high level.

No food waste or noxious waste should be stored on site which may smell or attract vermin or other animals.

0.17 Specification of Works - Generally

The Contractor shall price within this schedule for all works required by the drawings and specification. No claim will be entertained for works not specifically itemised but required by the drawings and specification. Should the Contractor so wish, such items may be priced separately under the final item of work in each element.

Any work required by the tender drawings and specification which has not been separately itemised but which the Contractor wishes to price separately (please specify separately below):

Sub-total to Summary

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

1.0	PRELIMINARIES			
.1	Costs are based on earlier tender information prepared by Kepczyk Pearce Sanderson. The works are being revised to take account of improved access and to allow phasing of the works to meet budget and planning requirements.			
1.1	CONTRACTOR'S GENERAL COST ITEMS; MANAGEMENT AND STAFF			
.1	Management and Staff (52 weeks allowance)	1	no	96,496.00
1.2	CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION			
.1	Site Accommodation (52 weeks allowance)	1	no	6,864.00
1.3	CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES			
.1	Power - Client to provide FOC	1	no	0.00
.2	Lighting	1	no	inc
.3	Fuel	1	no	inc
.4	Water - Client to provide FOC	1	no	0.00
.5	Telephone and administration	1	no	inc
.6	Safety, health and welfare	1	no	1,100.00
.7	Storage of materials	1	no	inc
.8	Rubbish disposal	1	no	2,420.00
.9	Cleansing	1	no	inc
.10	Drying out	1	no	inc
.11	Protection of work in all sections	1	no	inc
.12	Security - No Allowance	1	no	0.00
.13	Maintain public and private roads	1	no	inc
.14	Small plant and tools	1	no	inc
.15	Additional services and facilities: Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:			
1.4	CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT			
.1	Cranes	1	no	0.00
.2	Hoists	1	no	5,500.00
.3	Personnel transport	1	no	inc
.4	Transport	1	no	inc
.5	Additional mechanical plant: Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:			
1.5	CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS			
1.5.1	Site Set up			
.1	Temporary roads	1	no	0.00
.2	Temporary walkways	1	no	0.00
.3	Hoardings, fencing, etc.	1	no	0.00
.4	Hardstanding's	1	no	0.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

.5	Additional mechanical plant: Insert below further cost items as may be required, with fixed charges and time related charges as appropriate:			
1.5.2	Scaffolding			
	Provide access scaffolding to allow repair and replacement work to all three elevations	no		0.00
.1	Portland St elevation , allowing 104 weeks hire			
.2	Charlotte St elevation , allowing 104 weeks hire			
	Note: Include 104 weekly scaffold inspections			
.3	Reyner St elevation , allowing 20 weeks hire			
.4	Provisional sum for maintenance and alterations for scaffold.	PC Sum		2,500.00
1.5.3	Road Closure			
.1	Road closure costs are difficult to assess, the council require a £4,000.00 no refundable depoist. Plus traffic management , we would suggest a PC Sum of £6,000.00	PC Sum		
1.5.4	Window Protection			
.1	Provide temporary protection to windows to all three elevations during repair works to walls	1 no	2,044.00	2,044.00
1.6	OTHER ITEMS: Contractor to specify:			
	The Contractor shall price within this schedule for all works required by the drawings and specification. No claim will be entertained for works not specifically itemised but required by the drawings and specification. Should the Contractor so wish, such items may be priced separately under the final item of work in each element.			
	Any work required by the tender drawings and specification which has not been separately itemised but which the Contractor wishes to price separately (please specify separately below):			
SUB-TOTAL TO SUMMARY			£	116,924.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

2.0	PROVISIONAL SUMS		
.1	The following Provisional Sums shall be expended as directed by the CA:		
.2	Additional brick and stone repairs and replacements £10,000.00 (Ten thousand pounds)		10,000.00
.3	New ironmongery £1,500.00 (One thousand five hundred pounds)		0.00
.4	New doors to Portland Street and Reyner Street £4,000.00 (Four thousand pounds)		0.00
.5	New glazing to existing windows £1,000.00 (One thousand pounds)		1,000.00
.6	Work to existing lintels over loading bays £2,000.00 (Two thousand		
.7	pounds)		0.00
.8	Replace ferrous fittings with stainless steel £10,000.00 (Ten thousand pounds)		0.00
.9	Work to existing electrical installations £1,500.00 (One thousand five hundred pounds)		1,500.00
.10	Structural reinforcement to high level masonry on Charlotte Street £10,000.00 (Ten thousand pounds)		10,000.00
.11	Structural reinforcement to high level masonry on corner of Portland Street and Charlotte Street £8,000.00 (Eight thousand pounds)		8,000.00
.12	Adaptations/improvements to existing rainwater installations £2,500.00 (Two thousand five hundred pounds)		2,500.00
.13	Samples £500.00 (Five hundred pounds)		0.00
.14	Testing of water £900.00 (Nine hundred pounds)		0.00
.15	Contingencies £15,000.00 (Fifteen thousand pounds)		0.00
	SUB-TOTAL TO SUMMARY	£	33,000.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

3.0	PORTLAND STREET ELEVATION				
3.1	GENERAL				
.1	Carefully remove all redundant wiring and pipework; make good walls behind where fixings removed	1	no	715.00	715.00
3.2	WORK TO EXISTING BRICKWORK				
3.2.1	Replace Existing Brickwork				
.1	Carefully cut out and replace with bricks to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:				
.2	area of wall approx. 225 x 225 high at second floor adjacent to stone jamb to right hand side of window W2.02	1	no	44.00	44.00
.3	area of wall approx. 400 x 300 high at first floor under stone cornice course over right hand side of window W1.04	1	no	60.00	60.00
3.2.2	Rebuild Existing Brickwork				
.1	Carefully take down the following, clean down as necessary and rebuild all to match the existing bedded, jointed and pointed in lime:sand mortar (1:3):				
.2	top part of pinnacle at roof level, next to adjoining building, approx. 1100 x 1100 x 1400 high complete with stone capping, cornice and arch features	1	no	3,712.00	3,712.00
.3	ditto to Charlotte Street corner	1	no	3,712.00	3,712.00
.4	Carefully take up existing horizontal copings; remove ferrous cramps/dowels; store copings on site for re-use	21	m	44.00	924.00
.5	extra for taking up capping to intermediate pier	4	no	66.00	264.00
.6	Clean and refix existing horizontal copings to top of wall with resin bonded stainless steel dowels including perforations through lead damp-proof course sealed with polysulphide, copings bedded, jointed and pointed in lime:sand mortar (1:3)	21	m	83.00	1,743.00
.7	extra for refixing up capping to intermediate pier	4	no	132.00	528.00
.8	Code 5 lead horizontal damp-proof course, 400 girth and twice bent, under rebbeded copings	21	m	108.00	2,268.00
.9	extra for additional width under capping to intermediate pier	4	no	55.00	220.00
3.2.3	Repointing Existing Brickwork				
.1	Note: the prices for repointing must include for cutting/ raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like. Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.				
.2	Repoint existing brickwork in lime:sand mortar (1:3) to the following:				
.3	pinnacles at roof level	8	m2	66.00	528.00
.4	isolated areas at third floor over and around windows W3.01 to 3.06	7	m2	66.00	462.00
.5	areas at ground floor	57	m2		

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

3.3	WORK TO EXISTING STONEMWORK				
3.3.1	Indent Existing Stonework				
.1	Indent with new stone to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:				
.2	cornice course approx. 1400 long between first and second floors and between windows W2.02 and 2.03	1	no	4,620.00	4,620.00
.3	ditto approx. 400 long between windows W2.04 and 2.05	1	no	1,933.00	1,933.00
.4	cornice/string course approx. 2000 long between ground and first floors and between windows W1.04 and 1.05	1	no	3,893.00	3,893.00
.5	cornice/string course approx. 2500 long at ground floor over roller shutter	1	no	2,156.00	2,156.00
.6	cill approx. 700 long at ground floor under window WG.01	1	no		
.7	cill/string course approx. 2650 long at ground floor under windows WG.01 and 02, 03 and 04, 05 and 06, 07 and 08	4	no		
.8	cill/string course approx. 800 long at ground floor to left hand side of window WG01 and next loading bay including moulded returned end next to bay	1	no		
.9	cill string course approx. 450 long at ground floor to right hand side of window WG02	1	no		
.10	string course approx. 400 x 300 high at ground floor under windows to left hand side of window WG.03	1	no		
.11	ditto approx. 1100 x 300 high between windows WG.06 and 07	1	no		
.12	ditto approx. 300 x 300 high to right hand side of window WG.08	1	no		
.13	jamb approx. 150 x 150 high at lower ground floor to windows WLG.01 to 06	18	no		
.14	extra for carefully removing metal bars over pair of windows to allow work to be undertaken; later refix	3	no		
.15	mullion approx. 1600 high at lower ground floor between windows WLG.01 to 06	3	no		
3.3.2	Repointing Existing Stonework				
.1	Note: the prices for repointing must include for cutting/ raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like. Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.				
.2	Repoint existing stonework in lime:sand mortar (1:3) to the following:				
.3	cornice course at roof level	33	m2	66.00	2,178.00
.4	isolated areas of arches at third floor over windows W3.03, 3.05 and 3.06	1	m2	66.00	66.00
.5	cornice/string course between ground and first floor windows	27	m2		
.6	areas at lower ground floor between pavement and ground floor windows including cill/string course	50	m2		

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

3.4	NEW LEADWORK				
.1	Remove existing leadwork irrespective of girth	93	m	inc	inc
.2	Rake out chase/joint in existing masonry for turn in of new lead weathering	93	m	18.00	1,674.00
.3	Code 6 weathering ,900 girth and four bends, to top of projecting cornice course at roof level with back edge turned and lead wedged into prepared groove in existing masonry and pointed with BLM mastic and front edge with welted drip dressed over face of existing stonework extra for fair returned end at adjoining	24	m	231.00	5,544.00
.4	extra for fair returned end at adjoining building	1	no	265.00	265.00
.5	extra for additional labour and materials around attached pier to wall/pinnacle	6	no	176.00	1,056.00
.6	Ditto 550 girth and four bends, to top of projecting cornice course between second and third floors and first and second floors	46	m	176.00	8,096.00
.7	extra for fair returned stop end at adjoining building	2	no	168.00	336.00
.8	extra for additional labour and materials around attached pier to wall between second and third floors	6	no	221.00	1,326.00
.9	Ditto 650 girth and four bends, to top of projecting cornice course between ground and first floors	23	no	193.00	4,439.00
.10	extra for fair returned stop end at adjoining building	1	no	185.00	185.00
3.5	WORK TO EXISTING WINDOWS AND ROLLER SHUTTER TO LOADING BAY				
.1	Ease and overhaul existing timber casement window and leave in good working order	6	no		0.00
.2	Ease and overhaul existing timber sash window and leave in good working order	43	no		0.00
.3	Overhaul existing roller shutter to loading bay and leave in good working order	1	no		0.00
.4	Allow for attendance on CA/SE to check condition of existing cast iron lintel over roller shutter to loading bay	1	no		0.00
SUB-TOTAL TO SUMMARY				£	52,947.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

4.0	CHARLOTTE STREET ELEVATION				
4.1	GENERAL				
.1	Carefully remove all redundant wiring and pipework; make good walls behind where fixings removed	1	no	715.00	715.00
4.2	WORK TO EXISTING BRICKWORK				
4.2.1	Replace Existing Brickwork				
.1	Carefully cut out and replace with bricks to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:				
.2	area of wall approx. 400 x 400 high at third floor to left hand side of window W3.16	1	no	198.00	198.00
.3	area of wall approx. 650 x 525 high at first floor to left hand side of arch over window W1.16	1	no	396.00	396.00
.4	ditto to right hand side of arch over window W1.17	1	no	396.00	396.00
4.2.2	Rebuild Existing Brickwork				
.1	Carefully take down the following, clean down as necessary and rebuild all to match the existing bedded, jointed and pointed in lime:sand mortar (1:3):				
.2	top part of pinnacle at roof level, to Reyner Street corner, approx. 1100 x 1100 x 1400 high complete with stone capping, cornice and arch features	1	no	3,712.00	3,712.00
.3	wall approx. 1050 x 2100 high at third floor between window W3.26 and Reyner Street corner including fair return to Reyner Street	1	no	3,080.00	3,080.00
.4	Carefully take up existing horizontal copings; remove ferrous cramps/dowels; store copings on site for re-use	14	m	44.00	616.00
.5	extra for taking up capping to intermediate pier	2	no	66.00	132.00
.6	Clean and refix existing horizontal copings to top of wall with resin bonded stainless steel dowels including perforations through lead damp-proof course sealed with polysulphide, copings bedded, jointed and pointed in lime:sand mortar (1:3)	14	m	83.00	1,162.00
.7	extra for refixing up capping to intermediate pier	2	no	132.00	264.00
.8	Code 5 lead horizontal damp-proof course, 400 girth and twice bent, under rebbeded copings	14	m	85.00	1,190.00
.9	extra for additional width under capping to intermediate pier	2	no	88.00	176.00
4.2.3	Repointing Existing Brickwork				
	Note: the prices for repointing must include for cutting/ raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like. Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.				
.1	Repoint existing brickwork in lime:sand mortar (1:3) to the following:				
.2	pinnacles at roof level	5	m2	66.00	330.00
.3	areas at third floor between piers to corners	28	m2	66.00	1,848.00
.4	areas at second floor over windows	13	m2	66.00	858.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

.5	area at second floor to right hand side of window W2.17	4 m2	66.00	264.00
.6	area at first floor to right hand side of arch over window W1.17	5 m2	66.00	330.00
.7	area at first floor to right hand side of window W1.17	3 m2	66.00	198.00
.8	areas at ground floor	30 m2		
4.3	WORK TO EXISTING STONEMWORK			
4.3.1	Indent Existing Stonework			
.1	Indent with new stone to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:			
.2	top part of cornice course approx. 1200 long over third floor windows at roof level	1 no	2,608.00	2,608.00
.3	top part of cornice course approx. 2400 long between second and third floors under window W3.19	1 no	2,275.00	2,275.00
.4	ditto approx. 2800 long under windows W3.21, 22 and 23	1 no	2,654.00	2,654.00
.5	ditto approx. 500 long under and to left hand side of window W3.24	1 no	474.00	474.00
.6	cornice course approx. 1800 long, at bottom of arches to windows at second floor, from Portland Street corner to window	1 no	1,360.00	1,360.00
.7	extra for external angle to corner	1 no	220.00	220.00
.8	cornice course approx. 4000 long between first and second floors from Portland Street corner and under windows W2.11 and 12	1 no	13,200.00	13,200.00
.9	extra for external angle to corner	1 no	528.00	528.00
.10	top part of cornice course approx. 3900 long between first and second floors under windows W2.13, 14 and 15	1 no	3,786.00	3,786.00
.11	ditto approx. 600 long under and to left hand side of window W2.16	1 no	581.00	581.00
.12	ditto under and to right hand side of window W2.17	1 no	581.00	581.00
.13	cornice course approx. 1600 long, at bottom of arches to windows at first floor, from Portland Street corner to window W1.11	1 no	1,408.00	1,408.00
.14	extra for external angle to corner	1 no	220.00	220.00
.15	ditto approx. 1500 long between windows W1.12 and 13	1 no	1,320.00	1,320.00
.16	ditto approx. 700 long between windows W1.13 and 14	1 no	738.00	738.00
.17	ditto approx. 1600 long between window W1.17 and Reyner Street corner	1 no	1,408.00	1,408.00
.18	extra for external angle to corner	1 no	200.00	200.00
.19	top part of cornice course approx. 4700 long at ground floor over main entrance doors	1 no	3,929.00	3,929.00
.20	jamb approx. 150 x 150 high at lower ground			
.21	floor windows WLG07 to 11	24 no		
.22	extra for carefully removing metal bars over single window to allow work to be undertaken; later refix	3 no		
.23	ditto over pair of windows	4 no		
.24	mullion approx. 1600 high at lower ground floor between windows WLG07 and 08	4 no		
4.3.2	Repointing Existing Stonework			

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

Note: the prices for repointing must include for cutting/ raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like. Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.				
.1	Repoint existing stonework in lime:sand mortar (1:3) to the following:			
.2	cornice course at roof level	25 m2	66.00	1,650.00
.3	cornice course between second and third floor windows	17 m2	66.00	1,122.00
.4	cornice/string course between ground and first floor windows	15 m2	66.00	990.00
.5	~~areas at lower ground floor between pavement and ground floor windows including cill/string course~~	~~27 m2~~		
.6	~~areas around main entrance doors~~	~~20 m2~~		
4.4	NEW LEADWORK			
.1	Remove existing leadwork irrespective of girth	66 m	0.00	inc
.2	Rake out chase/joint in existing masonry for turn in of new lead weathering	66 m	18.00	1,188.00
.3	Code 6 weathering ,900 girth and four bends, to top of projecting cornice course at roof level with back edge turned and lead wedged into prepared groove in existing masonry and pointed with BLM mastic and front edge with welted drip dressed over face of existing stonework	17 m	231.00	3,927.00
.4	extra for external angle	2 no	187.00	374.00
.5	extra for additional labour and materials around attached pier to wall/pinnacle	4 no	176.00	704.00
.6	Ditto 550 girth and four bends, to top of projecting cornice course between second and third floors and first and second floors	33 m	168.00	5,544.00
.7	extra for external angle	4 no	170.00	680.00
.8	extra for additional labour and materials around attached pier to wall between second and third floors	4 no	165.00	660.00
.9	Ditto 650 girth and four bends, to top of projecting cornice course between ground and first floors	16 m	193.00	3,088.00
.10	extra for external angle	2 no	176.00	352.00
4.5	WORK TO EXISTING WINDOWS AND DOORS TO MAIN ENTRANCE			
.1	~~Ease and overhaul existing timber casement window and leave in good working order~~	~~5 no~~		~~0.00~~
.2	~~Ease and overhaul existing timber sash window and leave in good working order~~	~~30 no~~		~~0.00~~
.3	~~Overhaul existing pair of timber doors to main entrance and leave in good working order~~	~~1 no~~		~~0.00~~
SUB-TOTAL TO SUMMARY			£	73,634.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

5.0	REYNER STREET ELEVATION		
5.1	GENERAL		
.1	Carefully remove all redundant wiring and pipework; make good walls behind where fixings removed	1	no
.2	Clean all graffiti from existing walls and leave ready to be repaired and repointed	1	no
.3	Ditto existing door to loading bay	1	no
5.2	WORK TO EXISTING BRICKWORK		
5.2.1	Replace Existing Brickwork		
.1	Carefully cut out and replace with bricks to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:		
.2	area of wall approx. 250 x 525 high at lower ground floor between window WLG15 and loading bay	1	no
.3	area of wall approx. 1850 x 1200 high at lower ground floor under loading bay	1	no
.4	area of wall approx. 500 x 5000 high at ground and lower ground floor to right hand side of loading bay	1	no
.5	area of wall approx. 700 (max) x 3250 high		
.6	at ground and lower ground floor between window WG15 and loading bay door	1	no
5.2.2	Rebuild Existing Brickwork		
.1	Carefully take down the following, clean down as necessary and rebuild all to match the existing bedded, jointed and pointed in lime:sand mortar (1:3):		
.2	area of parapet wall approx. 8250 x 1200 high over third floor windows W3.27 to 32	1	no
.3	area of wall approx. 600 x 2100 high at first floor between windows W1.18 and 19	1	no
.4	semi-circular arch approx. 1000 span at first floor over window W1.18	1	no
.5	ditto over window W1.19	1	no
.6	area of wall approx. 600 x 2100 high at ground floor between windows WG14 and 15	1	no
.7	flat arch approx. 1000 span at lower ground floor over window WLG12	1	no
.8	ditto over window WLG13		
.9	area of wall approx. 400 x 1800 high at lower ground floor between windows WLG12 and 13	1	no
.10	area of wall approx. 1050 x 1600 high at lower ground floor between windows WLG14 and 15	1	no
.11	area of wall approx. 700 x 3600 high at ground and lower ground floor to right hand side of windows WG18 and WLG15	1	no
.12	area of wall approx. 450 x 14400 high at first, second, third floors and roof level at party wall junction	1	no
.13	Carefully take up existing horizontal copings; remove ferrous cramps/dowels; store copings on site for re-use	21	m

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

.14	Clean and refix existing horizontal copings to top of wall with resin bonded stainless steel dowels including perforations through lead damp-proof course sealed with polysulphide; copings bedded, jointed and pointed in lime:sand mortar (1:3)	21	m
.15	Code 5 lead horizontal damp-proof course, 400 girth and twice bent, under rebedded copings	21	m
5.2.3	Repointing Existing Brickwork		
.1	Note: the prices for repointing must include for cutting/ raking out and pointing all joints within the areas described including window jambs, mullions, tracery, arches, cills, corbels, dentils, plinths, string courses, cornices, bands, mouldings, piers and projections, carvings, balustrades and the like. Within the areas given no deductions have been made for openings, etc., nor have any additions been made for reveals, returns and the like, and prices must take this into account.		
.2	Repoint existing brickwork in lime:sand mortar (1:3) to the following:		
.3	areas at lower ground, ground, first, second and third floors and roof level	366	m2
5.3	WORK TO EXISTING STONEMWORK		
5.3.1	Indent Existing Stonework		
.1	Indent with new stone to match existing bedded, jointed and pointed in lime:sand mortar (1:3) to the following:		
.2	cornice course approx. 0000 long, at bottom of arches to windows at first floor, from Charlotte Street corner to window W1.18	1	no
.3	string course approx. 400 x 400 at pavement level between door DG17 and door to loading bay	1	no
5.4	NEW LEADWORK		
.1	D. Remove existing leadwork irrespective of girth	5	m
.2	E. Rake out chase/joint in existing masonry for turn in of new lead weathering	5	m
.3	A. Code 6 weathering, 900 girth and four bends, to top of projecting cornice course at roof level with back edge turned and lead wedged into prepared groove in existing masonry and pointed with BLM mastic and front edge with welled drip dressed over face of existing stonework		
.4	extra for fair returned end	1	no
.5	extra for additional labour and materials around attached pier to wall/pinnacle	1	no
.6	Ditto 550 girth and four bends, to top of projecting cornice course between second and third floors and first and second floors	2	m
.7	extra for fair returned end	2	no
.8	Ditto 650 girth and four bends, to top of projecting cornice course between ground and first floors	1	m
.9	extra for fair returned end	1	no
5.5	WORK TO EXISTING WINDOWS, DOORS, ROLLER SHUTTER AND FIRE ESCAPE		

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

.1	Ease and overhaul existing timber casement window and leave in good working order	5	no		
.2	Ease and overhaul existing timber sash window and leave in good working order	35	no		
.3	Overhaul existing roller shutter to lower ground floor window WLG13 and leave in good working order	1	no		
.4	Remove vent grille to existing timber ground floor window WG19 and reglaze pane	1	no		
.5	Remove cast iron grille under ground floor window WG19, overhaul and reinstate	1	no		
.6	Overhaul existing timber door to loading bay; allow for replacing missing sections; reinstate/renew metal strap/brace; overhaul pivot and locking mechanism; leave in good working order	1	no		
.7	Allow for attendance on CA/SE to check condition of existing cast iron lintel over door to loading bay		no		
.8	Ditto to check condition of structural plate at third floor over window W3.31		no		
.9	Remove existing vertical metal ducting approx. 22000 high to loading bay complete with all supports; make good walls behind where fixings removed		no		
.10	Remove existing vertical timber boarding approx. 800 x 17000 high to loading bay complete with all framing and supports behind; make good walls behind where fixings removed		no		
.11	New 50 x 100 treated softwood framing to loading bay		m		
.12	Ditto plugged and stainless steel screwed to existing brickwork		m		
.13	New 25 x150 seasoned oak tongued and grooved vertical boarding to loading bay screwed and pelleted to softwood framing		m2		
.14	Remove redundant unistrut channels; make good walls behind where fixings removed		no		
.15	Overhaul existing cast iron fire escape and leave in good working order Not sufficient information, allow a P.G. Sum of 5,000.00	PG-Sum			
SUB-TOTAL TO SUMMARY				£	0.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

6.0	EXTERNAL IRONWORK AND DRAINAGE			
6.1	RAINWATER INSTALLATIONS (provisional)			
.1	Remove existing downpipes and fittings; make good redundant fixing holes in brickwork			
.2	J & JW Longbottom cast iron downpipes and fittings; delivered dipped primed for painting			
.3	100 diameter Downpipe; fixing ears with hardwood bobbins and stainless steel screws to existing masonry	36	m	
.4	extra for bend	10	no	
.5	extra for shoe	2	no	
.6	extra for hopper head	2	no	
6.2	SOIL AND VENT INSTALLATIONS (provisional)			
.1	Remove existing pipework and fittings; make good redundant fixing holes in brickwork	63	m	
.2	J & JW Longbottom cast iron soil and vent pipes and fittings; delivered dipped primed for painting			
.3	50 diameter Pipe; fixing ears with hardwood bobbins and stainless steel screws to existing masonry	12	m	
.4	extra for bend	7	no	
.5	extra for junction	5	no	
.6	100 diameter Pipe; fixing ears with hardwood bobbins and stainless steel screws to existing masonry	51	m	
.7	extra for bend	13	no	
.8	extra for junction	7	no	
.9	extra for junction with 50 diameter pipe	7	no	
.10	extra for joint to existing drain	1	no	
.11	extra for joint to existing wc outgo	7	no	
SUB-TOTAL TO SUMMARY				
			£	0.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

7.0	DECORATION			
7.1	External Painting			
7.1.1	Decoration of External Metalwork			
.1	Prepare and apply one coat Farrow & Ball Exterior Oil Primer & Undercoat and two coats Farrow & Ball Oil Full Gloss finishing coat to the following cast iron pipes by dipping before installation			
.2	Pipe not exceeding 300 girth	99	m	3,049.00
.3	Hopper head	2	no	50.00
.4	Clean down and apply two coats Hammerite smooth finish paint to the following previously decorated metalwork			
.5	Lintels over loading bays	7	m2	216.00
.6	Grille	2	m2	62.00
.7	Security bars over lower ground floor windows not exceeding 300 girth	157	m	3,799.00
.8	Corner protectors to loading bay not exceeding 300 girth	4	m	97.00
.9	Roller shutter	2	m2	50.00
.10	Landings to fire escape including supports	63	m2	2,940.00
.11	Stair strings to fire escape not exceeding 300 girth	97	m	2,819.00
.12	Treads to fire escape not exceeding 300 girth	67	m	1,474.00
.13	Railings and balusters to fire escape not exceeding 300 girth	283	m	5,811.00
7.1.2	Decoration of External Timbers			
.1	Clean down, prepare with an appropriate primer and apply one coat Farrow & Ball Exterior Oil Primer & Undercoat and two coats Farrow & Ball Oil Full Gloss finishing coat to the following previously decorated woodwork			
.2	Casement windows Reduce from 22 to 18m2	18	m2	1,645.00
.3	Sash windows Reduce from 166 to 114m2	114	m2	12,417.00
.4	Panelled doors Reduce from 23 to 14m2	14	m2	1,391.00
.5	Door frames not exceeding 300 girth	22	m	688.00
SUB-TOTAL TO SUMMARY				£ 36,508.00

Schedule of Works: Proposed External Repairs to 36 Charlotte Street, Manchester

GENERAL SUMMARY

1	Preliminaries		116,924.00
2	Provisional Sums		33,000.00
3	Masonry to Portland Street		52,947.00
4	Masonry to Charlotte Street	126,581.00	73,634.00
5	Masonry to Reyner Street		0.00
6	External Ironwork and Drainage		0.00
7	Decoration		36,508.00
Total of tendered works			313,013.00
M&E Suggested Contingency			17,760.00
			330,773.00

GENERAL SUMMARY		High Level	Portland St	Charlotte St	Point and Paint
	All Phases	Phase 1	Phase 2	Phase 3	Phase 4
1 Preliminaries	116,924.00	46,627.00	29,117.00	29,117.00	12,063.00
2 Provisional Sums	33,000.00	3,125.00	12,375.00	14,375.00	3,125.00
3 Masonry to Portland Street	52,947.00	24,616.00	12,602.00	0.00	15,729.00
4 Masonry to Charlotte Street	73,634.00	26,849.00	0.00	37,490.00	9,295.00
5 Masonry to Reyner Street	0.00				
6 External Ironwork and	0.00				
7 Decoration	36,508.00				36,508.00
Total of tendered works	313,013.00	101,217.00	54,094.00	80,982.00	76,720.00
M&E Suggested Contingency	17,760.00	4,440.00	4,440.00	4,440.00	4,440.00
	330,773.00	105,657.00	58,534.00	85,422.00	81,160.00
	Prior - Lintels, 2023	Phase 1	Phase 2	Phase 3	Phase 4
	59,462.62	105,657.00	58,534.00	85,422.00	81,160.00
					330,773.00

J.L.