

AMP44657/5 - St James's Church / Stenner Lane - Rebuilding and Repairing 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: MCC_XX_XX_DR_B_001 Site Location Plan MCC_XX_XX_DR_B_002 Existing Wall Construction Detail AMP44657.5 Existing Photographic Schedule AMP44657.5 - Designers Risk Assessment dated April 2023 AMP44657.5 - Project Risk Log dated April 2023 AMP44657.5 Contract Details Draft AMP44657.5 Authority's Requirements -17.04.2023 SJW-MCC-XX-XX-DR-S-0010 Existing Wall Construction Detail SJW-MCC-XX-XX-DR-S-0011 Proposed Wall Construction Detail		Item		
1.5	Any rates tendered should include for all works reasonably associated with the item, and the Contractor should determine the best manner to carry out the works.		Item		
1.6	It is the Contractor's responsibility to check all measurements on site and ascertain the exact nature of the work prior to submitting a target cost plan. Claims for additional expense resulting from failure to comply with this clause will not be entertained.		Item		
1.7	Any quantities contained within this section of the tender document are for tendering purposes only. Any quantities derived from this information should be considered an estimate only. The contractor must ascertain precise actual quantities by site inspection. Any significant discrepancies must be brought to the attention of the Contract Administrator as soon as they become apparent.		Item		
1.8	The contractor is to allow for working around and providing adequate protection to all surfaces, finishes and equipment that are not to be affected/altered as part of the work at all times. The Contractor is to include for tidying up and making good all surfaces.		Item		
1.9	All items within this schedule shall be priced independently; no inclusive pricing is permitted.		Item		
1.10	Contractor to ensure that work area is securely segregated at all times to prevent unauthorised entry to the site.		Item		
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1.11	All works are to be carried out in a competent and workmanlike manner. The site shall be kept clean and tidy at all times.		Item		
1.12	The Contractor will be required, by way of certification, that all spoil, debris and rubbish resulting from the works is properly disposed of via a recognised tipping facility.		Item		
1.13	Where materials are specified by Manufacturer's name, this infers that the nominated manufacturer should be used or, alternatively, an approved and equal manufacturer will be acceptable. This will be subject to (without prejudice) a reasonable assessment of the alternative product by the CA.		Item		
1.14	The Employer reserve the right to amend or omit the final scope of any items of the works by instruction. No claims for loss, expense or delay shall be allowed in connection with the issue of any such instructions.		Item		
1.15	Site Compound – Proposed location of Contractor site compound to be agreed with Contract Administrator.		Item		
2.0	<u>Sub-Contractor Selection</u>				
2.1	Prior to selection of sub-contractor, satisfactory references to be provided to Contract Administrator of previous stonework repair schemes to listed buildings of a similar nature to the works outlined in this document.		Item		
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3.0	<u>Background</u>				
3.1	The retaining wall forms the boundary at St James Church and Stenner Lane. St James Church is a Grade II* Listed Building, while the Church and Fletcher Moss Park are located in the Conservation Area of St James, Didsbury. All works should have cognisance to the listed status of the Church and Conservation Area. The stone wall is suffering from gradual deflection and is bowing outwards due to the increased pressure from the earth and tree routes being retained on the Church grounds. The boundary wall comprises cast iron railings fixed into sandstone copings which are in turn bed on sandstone block retaining wall forming the outer leaf on Stenner Lane and is retaining ground on the Church side to approximately 1050mm high. The proposals include for carefully dismantling by hand approx.9.4 metre section of the existing sandstone retaining wall down to pavement level at the affected area on the boundary of Stenner Lane and St James's Church. The wall includes coping stones and existing cast iron railings. Set aside all materials that can be reused during the rebuild including, railings and coping stones. Any stones forming the wall that are either beyond repair or missing should be replaced on a like-for-like basis. Allow for installing new foundation to structural engineers' specification, taking into consideration the Cedar tree adjacent to the wall. Remove spoil where required and build back up earth as far as required around tree and to Church side of wall. The ground level around the tree should not be changed by adding more soil, or removing soil as trees are very sensitive to level changes. Inserting a root barrier against the exposed face of the soil and roots (a vertical membrane) will help prevent future penetration of the wall structure.		Item		
3.2	We know the area is within the statute of Conservation Legislation and as such would recommend all necessary initial enquiries are made to our Planning Department to ensure all works are undertaken with their approval. The Contract Administrator will submit a full planning application and approvals will be required before any works are due to start on site.		Item		
3.3	Fletcher Moss Botanical Gardens and St James's Church, are fully accessible to the public. The Contractor should make full allowance for adequate segregation and security to prevent unauthorised access into the site and theft of materials and/ or plant and equipment.		Item		
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4.0	<u>Programme</u>				
4.1	As part of the target cost plan return, the Contractor is to submit a proposed programme for the works.		Item		
5.0	<u>Contract Arrangements</u>				
5.1	The contractual arrangements for this project will be Public Sector Partnering Contract (PSPC) Form of Contract, Authority design (Option 5), and PSPC10 Pre-start agreement for any pre-construction works.		Item		
5.2	Manchester City Council's Capital Programme & Procurement Team will perform the role of Contract Administrator for the duration of the works.		Item		
5.3	The Principal Designer under the CDM (2015) Regulations is WSP.		Item		
6.0	<u>Method Statements</u>				
6.1	Step-by-step Method Statements for all stone repairs to be provided to CA for review prior to commencing works on site; method statements subject to Planning/ Conservation Officer approval.		Item		
7.0	<u>Access</u>				
7.1	The contractor will need to establish what materials and equipment will need to be delivered to site. Stenner Lane should not be used by large vehicles or plant for off loading materials as the overhanging Cedar Tree restricts access. As much of the existing public footpath will need to remain open during the project. Access arrangements should be checked and agreed prior to works starting on site.				
7.2	Access to St James' Church grounds is through the entrances provided on Stenner Lane.				
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Item	Description	Quantity	Unit	Rate	£ p
8.0	<u>Rebuilding Boundary Wall</u>				
8.1	General				
8.1.1	All salvaged coping stones and sandstone wall units to be cleaned down using Doff cleaning system to remove biological growth and loose surface contaminants (subject to sample area agreed with CA).	1	Item		
8.1.2	Allowance for undertaking sampling of the existing mortar. Contractor to carry out mortar sampling to confirm existing mortar and submit proposals for new mortar to best match the existing. Agreed mortar to be used when rebuilding new wall and relaying coping stones.	1	Item		
8.1.3	Allow for removing Gabion baskets [4 Nr] at wall. Temporary stability required to prevent full collapse. Contractor to maintain stability of wall throughout the works. Additional precaution should be in place when these are removed as the wall could be resting on baskets for support due to further movement. The stones used in the gabion baskets could be recycled on the site, this will be confirmed with the CA before removal.	1	Item		
8.1.4	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.	1	Item		
8.1.5	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 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		
8.2	Dismantling Existing Sandstone Boundary Wall				
8.2.1	Copings Stones: Carefully remove coping stones [7Nr] remaining in-situ to the parapet wall in St James Church; clean down to remove any residual mortar. Number all coping stones and store for re-use. Contractor to allow for provision of adequate on site storage facility to secure all loose materials from theft/ damage.	7	No		
8.2.2	Sandstone Wall: Carefully take down by hand (piece by piece) section of sandstone masonry wall to be rebuilt to foundation level; clean down to remove any residual mortar and store for re-use. Replacement sandstones required should best match existing in colour and profile, subject to agreed sample. CA will approve and agree extent of wall to be cut back on site.	10.5	m2		
8.2.3	Contractor to report at the earliest opportunity to CA the % of loss and breakages of sandstone and or coping stones.	1	Item		
8.2.4	Removal of Cast Iron Railings - Carefully remove cast iron railings from wall, allowing for removal of railings from coping stones. These are to be taken from site and repaired. See section 8.3.8.	10	m		
8.2.5	Note: All down takings / demoltion works to be carried out in accordance with BS6187 and current HASW Regulations.	1	Item		
8.2.6	Note: 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.				
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Item	Description	Quantity	Unit	Rate	£ p
8.3	Rebuilding Boundary Wall in Existing Location				
8.3.1	Rebuild wall using reclaimed sandstone to outer leaf and install copings using existing stock and to previously numbered sequence to ensure copings are fitted in exact previous positions.	10.5	m2		
8.3.2	Backing leaf to be rebuilt in engineering brick, new 325mm backing leaf, brick to have minimum strength 70N/mm2 and water absorption <7%. Engineering brick durability designation FL.	10.5	m2		
8.3.3	Existing stone outer leaf to be tied to new brickwork backing leaf with wall ties at 900 c/c horizontal centres and 450 c/c vertical centres.	1	Item		
8.3.4	Root Barrier: Install 50mm Cordek Heaveguard OEA as shown on Structural Engineers drawing reference SJW-MCC-XX-XX-DR-S-0011.	11	m2		
8.3.5	Install new concrete foundation to length of wall being rebuilt. Allow for new 1000mm x 450mm deep strip foundation (FND 2) and A343 mesh (top and bottom) 75mm cover, 50mm GEN 3 blinding. Note: Founds formation level to be sandy gravel as expected.	5	m3		
8.3.6	Allow for repointing between joints of coping stones and stone wall units with a 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 and planning officer. Mortar joint finish to best match existing and all other areas of boundary wall on completion, this should be confirmed with the CA.	1	Item		
8.3.7	The new wall should be the same height as the previously removed wall, approximately 1050mm in height.	1	Item		
8.3.8	Railing sections should be taken from site and areas of flaking paint and rust damage should be repaired/overhauled where possible. Allow for stripping off all existing paint, sanding and refinishing railings. Once repaired railings should be primed with metal primer and finished with two coats of fresh paint. Paint colour should best match existing and be confirmed with the CA.	10	m		
8.3.9	Reinstalling Railings - Allow for reinstalling railings in there original positions on the boundary wall coping stones. Include for leading the iron railings into the masonry (copings) and repairing copings where required. Care must be taken to not damage the stone.	10	m		
8.3.10	Note: Existing coping stones and stone work forming wall differ in sizes and should therefore be checked on site by the contractor if replacements are required.	1	Item		
8.3.11	Note: Contractor to carry out local trail pitting to allow inspection by Structural Engineer of existing foundation, existing tree roots, and existing ground conditions at formation level prior to construction.	1	Item		
8.3.12	Note: Foundation formation level anticipated to be sandy gravel with a minimum bearing capacity of 100kN/m2. Contractor to highlight any unexpected ground conditions to Structural Engineer. Any soft spots to be backfilled with well compacted material.	1	Item		
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Item	Description	Quantity	Unit	Rate	£ p
9.0	<u>Additional Work Items</u>				
9.1	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 900mm width path where necessary. 20mm minimum thickness bitmac wearing course. 40mm minimum thickness bitmac base course. 150mm minimum MOT Type 1 sub-base. Any existing path edgings should be reinstated.	1	Item		
10.0	<u>Identified Risk Items</u>				
10.1	Allow a sum of 6,000.00 pounds for temporary weathering (adverse weather period).	1	Item		
10.2	Allow a sum of 2,000.00 pounds for additional building works.	1	Item		
10.3	Allow a sum of 8,000.00 pounds for replacing any coping stones and sandstone wall blocks damaged during the removal works.	1	Item		
10.4	Allow a sum of 1,000.00 pounds for carrying out Ecological Surveys, including Bat Survey and Bird Survey. To be undertaken prior to start on site date with specialists approval.	1	Item		
10.5	Allow a sum of 1,000.00 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		
10.6	Allow a sum of 1,000.00 pounds for undertaking a ground radar scan/survey.	1	Item		
10.7	Allow a sum of 4,000 pounds for replacement of damaged sections of cast iron railings. Any replacement works should match the existing railing profiles.	1	Item		

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