

10 Minshull Street and 11 Bloom Street

BUILDING ENVELOPE REPAIR WORKS, 11 BLOOM STREET (REVISION F)

Planning Permission 119374/FO/2018

Planning Condition 11) (b) & (r) in part

Listed Building Consent 119375/LO/2018

Listed Building Consent Condition 4) (b) & (r) in part

- Prepared by Manchester Design & Build -

November 2022



Building Envelope Repair Works – Schedule of Works

Ref	Item (Works)	Qty/ Unit	Rate	£	p
3.0	Project Particulars				
A)	11 Bloom Street is one of two existing buildings (the other being Mindel House) which together form the development known as Piccadilly Warehouse. Planning permission and listed building consent has been granted (with conditions) for the conversion of both buildings into a total of circa 80 residential apartments. This document schedules specific repair works to the building envelope fabric (both internal and external). <u>This package of work includes:</u> external and internal cleaning generally, brick and stone repairs including associated structural defects (structural repair details to be confirmed by GM Structures) external painting and render repair to the car park elevation. The full extent of roof level repair is to be confirmed. <u>Planning Note:</u> Unless denoted otherwise, all repair and cleaning works relate to Planning Condition 11) b) / Listed Building Consent Condition 4) b). All works subject to discharge of the relevant planning and listed building consent conditions.				
3.1	General				
A)	This Schedule of Works is to be read in-conjunction with the reports, drawings, specifications and or schedules of works provided for all other separate packages of works by other members of the project design and construction team.				
B)	All works subject to compliance with the relevant approved Construction Management Plan.				
C)	The contractor shall make all provisions within his individual pricing for assessing the working areas and all works to be undertaken therein. No extra cost shall be entertained by the Employer for failing to do so.				
D)	The Contractor will provide all access for the works, internal and external, to include scaffolding, temporary works and structures, mobile				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	access platforms, or towers, cradles, or a combination thereof, as he considers appropriate to carry out the specified works. The access will also be required for inspections of the works for instruction purposes and throughout the progress of the contract. It will also be required for snagging inspections by the Contract Administer (CA) and re-inspections thereafter if appropriate.				
E)	The Contractor is to take all necessary precautions to protect all services buried, concealed, exposed or otherwise during the works.				
F)	Refer to separate M&E specifications and drawings for all associated building services related works. Any associated electrical services works must be undertaken by an NICEIC registered sub-contractor in accordance with the IET Wiring Regulations 18 th Edition, BS 7671, 2001 standards and the local Electrical Authority's Conditions and Regulations. Existing electrical installations to be suitably protected before commencement of works and tested upon completion.				
G)	The Contractor should note that all items in the schedule of works are to be priced individually. Any items not priced will be deemed to be included. Additionally, all quantities and rates are to be included in the schedule.				
H)	The contractor is to use only those products specified and alternative products are only to be used with written approval from the CA. Where the contractor wishes to use alternative products then he will be expected to supply samples to the CA for agreement.				
I)	All works subject to compliance with planning and listed building consent conditions and current Building Regulations, where applicable.				
3.2	Programme				
A)	The contractor will submit a detailed programme, along with a method statement, for the sequencing and phasing of operations for the works.				
3.3	Health and Safety				
A)	The works are to be undertaken in compliance with the Health and Safety at Work Act 1974 and the Construction Design and Management				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	Regulations 2015. The Client and Principal Designer will determine if the works are notifiable. All works subject to provision of appropriate Pre-Construction Information prior to commencement.				
B)	The Principal Contractor will produce a suitably developed and project/site specific Construction Phase Plan. The Construction Phase Plan is to be updated as necessary during the works. The contractor will comply with the Construction Management Plan and the Construction Phase Plan with regards to health and safety and working arrangements generally.				
C)	The contractor will comply with The Work at Height Regulations 2005. The contractor is to ensure that no person engages in any activity in relation to works at height or work equipment for use in such work unless they are competent to do so. The contractor is to provide suitable fall protection for all operatives working at height and to ensure the safety of staff and members of the public at all times. Ensure roofing works are undertaken in accordance with current HSE Guidance "Working on Roofs" INDG284.				
D)	Every precaution needs to be taken to prevent materials or tools from falling from height and to ensure that all operatives can work safely on the roof and to all roof perimeters. Scaffolding must comply with The National Access and Scaffolding Confederation (NASC) Technical Guidance Note TG20:08 to comply with European standard BS EN 12811-1, 2003 and all permits/regulations as stipulated by the local authority.				
E)	Prior to commence of the works, the Client and Principal Contractor must ensure that a suitable 'Refurbishment & Demolition' level asbestos survey report has been undertaken. No allowance or provision has been made in this schedule of works for any asbestos related works. The Client and Principal Contractor will be responsible for the management of any asbestos related works, as required.				
3.4	Control of Substances Hazardous to Health Regulations 1998				
A)	The Contractor shall comply with the Control of Substances Hazardous to Health Regulations 1998 (COSHH) and all other Acts of Parliament instruments, rules, orders, regulations, by-laws and any updates and amendments thereof. The contractor shall take all reasonable				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	precautions for safeguarding their employees and any other person's and property affected by the execution of the contract.				
3.5	Workmanship				
A)	The contractor shall make every site operative under his (direct or indirect) employment working on this project aware of the standard of workmanship expected.				
B)	When the site manager has satisfied himself that a completed operation is of the required standard (as described elsewhere and previously agreed with the CA) he should notify the CA so that an inspection can be made of the work and approval given before the next operation is commenced. The contractor shall not leave it to the CA to detect faults and provide snagging lists and shall himself plan his own inspection arrangements in order to reduce the risk of costly remedial works, which he would have had to carry out to comply with his obligations.				
3.6	Conservation / Historic Building Good Practice				
A)	All works should generally be undertaken in accordance with the guidance and provisions set out in BS 7913: 2013 Guide to the conservation of historic buildings. Where materials, products and workmanship are not fully specified, they shall be in accordance with the manufacturer's instructions and good traditional building practice (including the relevant provisions of current BS documents and BRE digests) suitable for the purpose of the works stated and in accordance with the contract documents.				
3.7	Waste				
A)	Disposal of redundant materials arising from the works shall be in accordance with the Code of Practice, current Waste Management Regulations, The Environmental Protection (Duty of Care) Regulations 1991 and any subsequent revisions. Waste to be categorised and carefully sorted where practicable for re-cycling and to minimise any landfill waste. Waste transfer notes to be provided. All waste to be removed from site as it arises.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
3.8	Specification generally				
A)	The Schedule of Works items should be carried out in accordance with the main contract Preliminaries and Preambles clauses applicable to the work concerned and under the direction of the CA.				
3.9	Internal Cleaning (Planning Condition 11) b) / LBC Condition 4) b))				
A)	Cleaning philosophy to be a 'light touch' approach to remove soiling, dirt and paint etc where necessary and where detrimental to the original building fabric, whilst respecting the age and character of the building. Specific elements are to be cleaned without causing harm to original materials and features. Overcleaning is to be avoided. In no circumstance will original fabric be given a 'new' appearance. There will not be a 'one size fits all' solution for cleaning the different materials and finishes. The cleaning methodology is to be tailored to suit the condition of the various elements to be cleaned.				
B)	Internal light abrasive clean to the existing brickwork / timber beams / iron columns to be undertaken in order to remove all unwanted paint coatings, dust, dirt, soiling, staining, charring, surface contaminants etc. Cleaning works are to be undertaken by a specialist heritage approved cleaning and restoration contractor who will recognise when the approach or a different calibration of cleaning tool may be needed. The contractor will continuously use trial panels (exemplars) as part of their work whenever the need arises to ensure a consistent finish without causing unnecessary harm to the historic building fabric. All cleaning work to be undertaken in accordance with the cleaning manufacturer and supplier's technical recommendations. All necessary precautions to be taken to minimise dust and prevent damage to face of brickwork, mortar joints, original timbers and metalwork etc. Restorative Techniques Ltd, Bristol Tel. 01454 417831 www.restorativetechniques.co.uk Alternatively:				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
C)	Stonehealth Limited Tel. 01453 540 600 www.stonehealth.com The internal cleaning and associated making good works at 11 Bloom Street, Manchester are to be read in-conjunction with the following supplementary reports: • Manchester Design and Build letter report dated 24th April 2022 • WJS cleaning trial sample report / RAMS • Lincoln Conservation paint toxicity and architectural paint research reports • Sandberg mortar sampling report <u>General Scope of Cleaning Work</u>				
D)	• Cleaning for exposed brickwork - remove existing coatings from internal brickwork allowing for localised repointing and repair works to leave exposed brickwork walls as per approved plans • Cleaning timber beams (in preparation for primer and intumescent paint coating) • Cleaning underside of exposed timber mill boards • Cleaning iron columns (in preparation for primer and intumescent paint coating) Refer to cleaning mark-up plan drawings and elevations ref:- 013-MDB-BS-XX-EL-A-21010-A, 013-MDB-BS-XX-PL-A-21011-A & 013-MDB-BS-XX-PL-A-21012-A for specific details and location of cleaning works on a floor by floor basis. Do not disturb or damage original plaster finishes during cleaning process which are to be repaired / restored - refer to separate plaster condition drawings. Suitable protection measures to be employed in order to prevent any damage to original historic plaster / finishes. <u>Cleaning Systems (based on approved trial samples)</u>				
E)	Light duty, air-abrasive systems; e.g. TORC, Microstrip, VorTech, or other approved systems as per approved trial samples.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
F)	- Cleaning brickwork Microstrip – 40-50 PSI – light mist of water – media fine crushed medium - Cleaning timber beams and underside of timber mill boards <i>Charred beams 3rd floor</i> Charred beams to be carefully scraped back by hand before TORC – 50 PSI – light mist of water – media dolomite <i>Painted beams and underside of exposed timber mill boards generally</i> Microstrip – 40-50 PSI – light mist of water – media fine crushed medium Note: cleaning must not damage the grain of the existing timbers. - Cleaning iron columns Microstrip – 70 PSI – very light mist of water – media fine crushed medium <u>Lead Paint Removal General</u> Refer to separate Paint Toxicity Survey report and drawings from Lincoln Conservation for specific details of lead toxin levels throughout the building. Any lead paint coating removal works must be carried out by a specialist lead paint removal cleaning contractor. The contractor must provide detailed RAMS outlining environmental and contamination control measures, mitigation measures, access and egress controls, preparation works, surveillance, air and lead fume testing, lead paint removal works, waste lead residue control and special waste lead residue removal procedures, cleaning, decontamination and testing / certifying removal of lead to within acceptable lead threshold control limits on completion. Lead paint coating removal and associated cleaning to be undertaken strictly in accordance with the following: - UK HSE Guidance - The Control of Lead at Work (CLAW) Regulations 2002 - British Coatings Federation Guidance				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
G)	- The Environmental Protection (Controls on Injurious Substances) Regulations 1992 - The Controls on Dangerous Substances and Preparations Regulations 2006 <u>General</u> Application of any transparent vapour permeable solvent free impregnation treatment dust inhibitor / suppressant (e.g. Keim Ecotec) to exposed internal brickwork is <u>TBC subject to planning approval.</u> All works subject to toxicity sampling and testing of existing paints/coatings. Contractor to provide detailed RAMS to include the following information for approval by the CA prior to commencement: - Protection measures - Temporary protective materials to be used - Removal processes and clearing up - Monitoring and recording cleaning works - Ongoing trial sampling - Products and equipment used - Details of granulate abrasive cleaning materials				
	3.10 Internal Repairs General (Planning Condition 11) b) / LBC Condition 4) b))				
	A) Refer to plan drawings and Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2101 – 2104 for further details and locations. A criteria-based approach has been used to determine the level of intervention required following surveys carried out by a range of specialists. Repair works will be undertaken only where necessary. Exact scope of work to be confirmed on site with the contractor. All repair works are to be undertaken using traditional techniques by approved heritage / restoration contractors where necessary. Lime mortars to be supplied by approved traditional materials CE certified supplier manufactured to British Standards under heritage guidelines for works to brick and stone masonry on listed buildings. Materials to be				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
B)	sourced from Conserv Lime Mortars (or similar approved supplier) tel. 01642 430 099. https://www.lime-mortars.co.uk/. For all plaster related repair works refer to separate reports and plan drawings. Plaster related repair works are to be undertaken by the specialist heritage plastering contractor to be compatible with the characteristics of the existing historic plaster and existing substrate on a floor by floor basis. Refer to separate schedules and drawings for lintel / beam repair works. Final detail design in relation to structural related repair works to be verified / confirmed by GM Structures. Descriptions and locations in respect to internal masonry repairs are based on viewing each elevation internally on a floor by floor basis. Refer to separate Building Services Engineering specification for works associated with isolating/de-commissioning/ removal of any redundant building services installations. The following abbreviations reference repairs to be undertaken to defective areas of brickwork. Repairs are to be undertaken both internally and externally. Note that there will be a degree of variation between designated repairs i.e. no two repairs may be exactly the same. Whilst masonry repair types are categorised, the actual scope of work must be verified and confirmed on site by the contractor. Price each abbreviated masonry repair type separately on a floor by floor / elevation by elevation basis. Defect and repair descriptions as follows: MRA – Localised diagonal and or vertical cracking (with some distortion and movement) to brickwork generally located above window lintel level / below window cill level. Precise width and direction of cracking and extent of movement varies at each specific defect location. Number of crack repairs to be undertaken and the exact repair details to be confirmed by GM Structures and contractor on site. Allow for carefully cutting out bed joints every fourth brick course (min 300mm intervals – TBC) with non-mechanical hand tools to a min depth of 45mm and 500mm either side of the cracked/displaced brickwork. Flush out with water and dampen before carefully injecting Helibond or similar approved grout into the rear of the cut joint. Carefully insert austenitic				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	stainless steel Helibar or similar approved proprietary crack stitch repair rods into the grout to create a strong bond around the bar. Insert grout to fill the slot 10-15mm from the face of the brickwork. Clean off before re-pointing the face the affected joints. All works to be undertaken strictly in accordance with the manufacturer's technical recommendations. Allow for 8mm bars and bar lengths of up to 2000mm. Note: Cracked masonry as above to be repaired both internally and externally (refer to External Masonry Repairs section). Full extent and detailing of such repairs to be confirmed by GM Structures and the contractor on site. Re-point disturbed brickwork using approved Natural Hydraulic Lime (NHL) lime mortar – refer to Re-Pointing section for details. MRB – Localised cracking / expansion to brickwork internally around lintels, beam end bearings or at vertical junctions or corners etc. Full extent and detailing of such repairs to be confirmed by GM Structures. MRC – Isolated holes / damage to existing brickwork internally. Isolated bricks or sections of brickwork are missing, loose or have spalled with some individual bricks perished. Minor spalling, holes or chips to the surface of bricks or mortar joints or any other such surface imperfections are considered insignificant and are to be left without intervention so as to maintain the buildings original character. Brick repair mortars are to be avoided wherever possible. To all such defects identified, a further review will be undertaken on site with the contractor to determine whether brick repair/replacement is considered necessary. MRD – Brickwork notably deteriorated, loose or badly delaminated affecting 50% or more of the face of the brick, and or function of the brick has failed. Localised brick replacement or minor re-building works required (where traditional repair mortar not deemed suitable). Carefully cut out existing defective brickwork using hand tools and allow for localised replacing, re-bedding or re-building using imperial reclaimed bricks to match existing brick type exactly and bed and point using approved NHL 2 lime mortar – refer to Re-Pointing section for details. Replacement bricks to be reclaimed to match existing or alternatively to be sourced from Imperial Handmade Bricks (tel. 01746 330994), specialists in brick matching imperial sized brickwork for listed				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	buildings and conservation projects. https://www.imperialhandmadebricks.co.uk/about-us/brick-matching/ MRE – <u>Include for repair type MRC or MRD</u> but additional redundant ferrous fixings, nails, cramps, timber pegs etc projecting from the internal face of the brickwork are in need of removal. Carefully remove all redundant projecting ferrous / metal fixings and the like taking care to prevent damaging existing brickwork including for making good any damaged brickwork to match existing to the approval of the CA (using repair type MRC / MRD where necessary). Note: The following masonry defect repairs are to be quantified and priced on an elevation by elevation / floor by floor basis. All quantities are approximate. Precise defect locations to be confirmed on site with the CA and contractor.				
3.11	<u>Internal Fourth Floor Masonry Repairs</u>				
A)	<u>Bloom Street Elevation</u> MRA - 7no. MRB – 4no. MRC – 150no. MRD - 10no. MRE – TBC				
B)	<u>Service Yard Elevations</u> MRA - 6no. MRB – 4no. MRC – 70no. MRD - 25no.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
C)	MRE – TBC				
	<u>Richmond Street Elevation</u>				
	MRA - 8no.				
	MRB – 5no.				
	MRC – 50no.				
D)	MRD - 8no.				
	MRE – TBC				
	<u>Car Park Elevation</u>				
	MRA – N/A.				
	MRB – 2no.				
3.12	MRC – 25no.				
	MRD – N/A				
	MRE – TBC				
	<u>Internal Third Floor Masonry Repairs</u>				
	<u>Bloom Street Elevation</u>				
A)	MRA - 8no.				
	MRB – N/A				
	MRC – 65no.				
	MRD - 8no.				
	MRE – TBC				
B)	<u>Service Yard Elevations</u>				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
C)	MRA - 4no.				
	MRB – N/A				
	MRC – 150no.				
	MRD - 10no.				
	MRE – TBC				
	<u>Richmond Street Elevation</u>				
	MRA - 6no.				
	MRB – 2no.				
	MRC – 25no.				
	MRD - 5no.				
D)	MRE – TBC				
	<u>Car Park Elevation</u>				
	MRA – N/A.				
	MRB – N/A.				
	MRC – 20no.				
	MRD – 20no.				
	MRE – TBC				
3.13	<u>Internal Second Floor Masonry Repairs</u>				
A)	<u>Bloom Street Elevation</u>				
	MRA - 8no.				
	MRB – N/A				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
B)	MRC – 50no.				
	MRD - 5no.				
	MRE – 25no.				
	<u>Service Yard Elevations</u>				
	MRA - 6no.				
	MRB – N/A				
	MRC – 145no.				
	MRD - 7no.				
	MRE – 60no.				
C)	<u>Richmond Street Elevation</u>				
	MRA - 8no.				
	MRB – N/A				
	MRC – 20no.				
	MRD - 1no.				
	MRE – 10no.				
D)	<u>Car Park Elevation</u>				
	MRA – N/A				
	MRB – N/A				
	MRC – 2no.				
	MRD - 5no.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
3.14	MRE – 55no.				
	<u>Internal First Floor Masonry Repairs</u>				
	A) <u>Bloom Street Elevation</u>				
	MRA – 1no.				
	MRB – 1no.				
	MRC – 40no.				
	MRD - 25no.				
	MRE – 75no.				
	B) <u>Service Yard Elevations</u>				
	MRA - 2no.				
	MRB – N/A				
	MRC – 10no.				
	MRD - 19no.				
	MRE – 35no.				
	C) <u>Richmond Street Elevation</u>				
	MRA - 2no.				
	MRB – N/A				
	MRC – N/A				
	MRD – N/A				
	MRE – 20no.				
	D) <u>Car Park Elevation</u>				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	MRA – N/A				
	MRB – 1no.				
	MRC – N/A				
	MRD - 3no.				
	MRE – 15no.				
3.15	<u>Internal Upper Ground Floor Masonry Repairs</u>				
A)	<u>Bloom Street Elevation</u>				
	Refer to Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2102 – 2104 for details and locations.				
B)	<u>Service Yard Elevations</u>				
	Refer to Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2102 – 2104 for details and locations.				
C)	<u>Richmond Street Elevation</u>				
	Refer to Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2102 – 2104 for details and locations.				
D)	<u>Car Park Elevation</u>				
	Refer to Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2102 – 2104 for details and locations.				
3.16	<u>Internal Lower Ground Floor Masonry Repairs</u>				
A)	<u>Bloom Street Elevation</u>				
	Refer to Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2102 – 2104 for details and locations.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
B)	<u>Service Yard Elevations</u> Refer to Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2102 – 2104 for details and locations.				
C)	<u>Richmond Street Elevation</u> Refer to Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2102 – 2104 for details and locations.				
D)	<u>Car Park Elevation</u> Refer to Internal Remedial Elevations ref:– 013-MDB-BS-XX-EL-A-2102 – 2104 for details and locations.				
3.17	Internal Repointing (Planning Condition 11) b) / LBC Condition 4) b))				
A)	Refer to supplementary Sandberg mortar sampling report provided. Being the closest to the original non-hydraulic mortar in terms of softness and permeability, and from a visual perspective in terms of colour, texture and finish, <u>NHL 2 mortar</u> is to be used with suitable well graded sharp sand (in the event of supply difficulties with NHL 2, it may be acceptable to use NHL 3.5, but only if absolutely necessary). Repointing to be undertaken only where necessary. On completion of the cleaning works precise areas of repointing are to be identified and marked up on site prior to commencement. Photographic records must be taken prior to commencement and during the works.				
B)	To all areas of eroded, disturbed or chased out joints repointing is to be undertaken using approved Natural Hydraulic Lime 2 (NHL 2) lime mortar. NHL powdered mortar to be mixed with well graded clean washed sharp sand and 8%-10% water content. Allow for carefully raking out mortar in small sections to a sound surface using appropriate hand tools e.g. sharp masonry scutch hammer minimum depth of 20mm where necessary taking care to avoid damaging existing masonry. If any				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	mortar is too hard and unable to be broken with hand tools without the potential to damage the original masonry, utilise Fein or similar Oscillating Machine with heritage blade. Ensure all masonry is adequately dampened prior to application. Mortar to be placed using a trowel or <u>small tool</u> and <u>hawk</u>. Re-point flush and unfinished. Allow for necessary setting times to enable the mortar to stiffen and set. Finish with a suitable soft bristled brush to a stippled finish showing off the aggregate in the mortar, ensuring the joints are compacted and vapour permeable. Ensure that pointing mortars are adequately protected with breathable hessian sheeting and appropriate humidity levels are maintained to prevent rapid drying cracking.				
3.18	External Cleaning (Planning Condition 11) b) / LBC Condition 4) b))				
A)	Cleaning philosophy to be a 'light touch' approach to remove soiling, dirt and paint etc where necessary and where detrimental to the original building fabric, whilst respecting the age and character of the building. Specific elements are to be cleaned without causing harm to original materials and features. Overcleaning is to be avoided. In no circumstance will original fabric be given a 'new' appearance. There will not be a 'one size fits all' solution for cleaning the different materials and finishes. The cleaning methodology is to be tailored to suit the condition of the various elements to be cleaned. Cleaning works to be undertaken in accordance with current principal guidance for masonry cleaning BS8221: Code of practice for cleaning and surface repair of buildings – Part 1: Cleaning of natural stones, brick, terracotta and concrete, revised 2012. Cleaning works to be undertaken by a specialist heritage approved cleaning and restoration contractor. All necessary precautions to be taken to minimise dust and prevent damage to face of brickwork, mortar joints, original timbers and metalwork etc. and to prevent residue or liquid run-off from contaminating or polluting existing pathways, drains, water courses etc. All cleaning work to be undertaken in accordance with the cleaning manufacturer and supplier's technical recommendations; Restorative Techniques Ltd, Bristol Tel. 01454 417831 info@restorativetechniques.co.uk				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
B)	www.restorativetechniques.co.uk Alternatively: Stonehealth Limited Tel. 01453 540 600 www.stonehealth.com <u>Scope of Work</u> - Remove paint and graffiti from external masonry. Paint binders are primarily 'organic'. - Localised cleaning to external masonry; remove organic and particulate soiling, bird guano and surface carbonaceous soiling, localised white efflorescence, paint/bitumen splashes. Broad sub-surface discolouration and translucent surface lime efflorescence will likely remain. Localised disfigurements to be reduced by agreement. - Extent of cleaning and coating removal shown on drawings. - Repointing and redecoration work to be undertaken after cleaning subject to outcome of trial samples. - Final rinse-down to all surfaces following adequate setting time for repointing work. <u>Cleaning System (Subject to Approved Trial Samples)</u>				
C)	- External paint removal - ThermaTech <i>superheated water</i> system, where necessary supplemented with pH 'neutral' chemical paint softeners. - Localised cleaning of external stone/brickwork -ThermaTech system. Localised lime efflorescence to use Venturi Abrasive Attachment for ThermaTech with Dolomite abrasive. - Superfluous runs or spots of paint or bitumen, external - ThermaTech system, pre-softened if necessary with pH neutral paint softener. - Alternatively – DOFF Integra superheated cleaning system, or similar approved.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	<u>Trial Samples</u> - The appointed contractor shall produce satisfactory trial panels (exemplars) in locations representative of the soiling and substrate anticipated for treatment as directed by the CA. - The location of the test panels is to be marked on plan drawings or photographs, or if appropriate, directly to the surface with reversible marker (e.g. tape, chalk or crayon). Exemplar panels shall be retained for the duration of the works. - Record all parameters including date, time, prevailing weather conditions, operatives, equipment used, equipment settings. - Allow sufficient time for test panels to dry before determining acceptable exemplar panels. - Trial samples to be approved by the CA and Planning prior to commencement of cleaning works. Trial sample report to be provided and supplemented by the following: - Lincoln Conservation paint toxicity and architectural paint research reports - Sandberg mortar sampling report <u>General</u> All works subject to toxicity sampling and testing of existing paints/coatings. Contractor to provide detailed RAMS to include the following information for approval by the CA prior to commencement: - Protection measures and temporary protective materials - Cleaning methodology and sequence, details of granulate cleaning materials, brushing and scraping, tooling - Products and equipment used - Wet abrasive cleaning - Steam cleaning equipment - Control settings - Chemical paint softeners - Environmental disposal of wash water and detritus / removal processes and clearing up - Monitoring - Recording cleaning works - Ongoing trial sampling				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
D)	<u>Anti-Graffiti Coatings / Maintenance General</u> All such works subject to approved trial sampling in-conjunction with external cleaning works, as before. Surfaces painted with Keim Mineral Paints must be allowed to thoroughly dry out for a minimum period of 7 days prior to the application of an Anti-Graffiti system. When all surfaces are clean, sound, wind dry, dust free and free from all surface contaminants, further treatment using Keim Mineral Paints may proceed. Allow for the application of an approved 'sacrificial' or 'permanent' Anti-Graffiti Coating system e.g. Keim Anti-Graffiti Wax Coating 694 or Easy On Anti-Graffiti Clear Glaze coating (or similar approved) strictly in accordance with the manufacturer's technical recommendations. To effect the removal of subsequent graffiti damage, for best results remove as soon as possible after graffiti has been applied. Do not attempt to remove any stubborn slogans by abrasion. Subject to the extent of ongoing graffiti, and subsequent graffiti removal, the approved Anti-Graffiti Coating will need to be reapplied periodically in accordance with the manufacturer's recommendations.				
3.19	External Masonry Repairs General (Planning Condition 11) b) / LBC Condition 4) b))				
A)	Refer to elevation drawings ref: – 013-MDB-BS-XX-EL-A-2100 for further details and locations. A criteria-based approach has been used to determine the level of intervention required following surveys carried out by a range of specialists. Repair works to be undertaken only where necessary. Repair works are to be undertaken using traditional techniques by approved heritage / restoration contractors / master stonemasons where necessary. Exact scope of work to be confirmed on site with the				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	contractor. Lime based repair mortars to be supplied by approved traditional materials CE certified supplier manufactured to British Standards under heritage guidelines for works to brick and stone masonry on listed buildings. Materials to be sourced from Conserv Lime Mortars (or similar approved supplier) tel. 01642 430 099. https://www.lime-mortars.co.uk/. Replacement bricks to be reclaimed to match existing or alternatively to be sourced from Imperial Handmade Bricks (tel. 01746 330994), specialists in brick matching imperial sized brickwork for listed buildings and conservation projects. https://www.imperialhandmadebricks.co.uk/about-us/brick-matching/ Refer to separate schedules and drawings for lintel / beam repair works. Final detail design in relation to structural related repair works to be verified / confirmed by GM Structures. Refer to separate drainage and building services engineering specifications and drawings for works associated with isolating/de-commissioning/ removal of any redundant building services related installations. Note: The following masonry defect repairs are quantified on an elevation by elevation / floor by floor basis. All quantities are approximate. Allow for all repairs and price on an elevation by elevation basis. On completion of scaffolding works, the precise locations, detail design and exact scope of work are to be agreed on site with GM Structures, the contractor and the CA.				
3.20	Bloom Street Elevation <u>Crack / Building Movement Repairs</u>				
A)	Include for undertaking external crack stitch repairs in conjunction with internal crack stitch repairs where practicable (using same Helifix systems as specified previously) to areas affected by localised diagonal and or vertical cracking and distortion / movement to brickwork generally located above window lintel level / below window cill level (i.e. to areas of external brickwork not obstructed by exterior stone lintels or corning etc). Precise width and direction of cracking and extent of				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	movement varies at each specific defect location. Exact repair details to be confirmed by GM Structures and contractor on site. All works to be undertaken strictly in accordance with the manufacturer's technical recommendations. Allow for 8mm bars and bar lengths of up to 2000mm.				
B)	In-conjunction with the above 'Helibar' bed joint crack stitch repairs make allowance for supplementary angled / vertical wall tie repairs to localised sections of unstable brickwork to brick arches / over lintels. Use 'Cementie' or similar approved austenitic stainless steel ties (length to suit) drilled into predetermined hole to a depth higher than the lowest horizontal 'Helibar' above the affected brick arch / lintel (plus 25mm longer than the length of the tie). Install / inject tie with Helibond or similar approved grout using manufacturer's approved injecting tool strictly in accordance with manufacturer's recommendations. Fill pilot holes with brick coloured repair mortar to match existing (as specified elsewhere). Re-point disturbed brickwork using approved Natural Hydraulic Lime (NHL) lime mortar – refer to Re-Pointing sections for details.				
C)	Make allowance for repairing all brick panels above all window arches / lintels (as described above) at second, third and fourth floor levels (i.e. brick panels above 24no window openings).				
	<u>Additional Structural Repairs (Provisional Sums)</u>				
D)	Include the provisional sum of £7,500 for additional structural repair / re-building works to the Bloom Street elevation (full height above the existing front entrance doors to the left hand side of the elevation as viewed from Bloom Street) to be expended and or deducted as directed on site by the CA.			7,500	00
E)	Include the provisional sum of £5,000 for additional structural repair / re-building works to the corner junction of the Bloom Street elevation and the Car Park elevation at third / fourth floor / roof parapet level to be expended and or deducted as directed on site by the CA.			5,000	00
	Note: extent of all structural related repair works and scope for deductions to be confirmed by GM Structures and the CA.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
F)	<u>Stone Repairs</u> Localised spalling and delamination to existing stonework to be reviewed following appropriate cleaning works. Upon completion of scaffolding, survey work is to be carried out by specialist stonemasonry contractor experienced in the conservation and repair of decorative masonry in the company of the CA in order to verify the full scope of works. Replacement substitute stone is to be <i>Crosland Hill Hard Yorkstone</i> to match existing stone in terms of colour, grain, texture, bedding arrangement and dressing style. Quality to be free from vents, cracks, fissures, discoloration, or other defects deleterious to strength/colour. Design, supply and installation of stone to be in accordance with BS8298 parts 1-4 and BS EN 1469:2004. Density 2410kg/m³. Ethical sourcing: Verification Status within Ethical Stone Register. Cast stone will not be used. All Crosland Hill Hard Yorkstone must be sourced from: Johnsons Wellfield Quarry Limited Blackmoorfoot Road Huddersfield HD4 7AB Tel. 01484 652311. Email: sales@johnsons-wellfield.co.uk / Michael.gorman@myersgroup.co.uk				
G)	To locations to be directed on site subject to scaffold access, allow for undertaking precise stone indent repairs to existing string courses, cornices, quoin and parapet stones etc where necessary (stone indent repairs require high level of masonry skill). Thoroughly prepare damaged surfaces. Affected stone surfaces to be cut back to sufficient depth to				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	ensure repairs remain safely in place. Mechanical (disc) cutters may be used to remove larger sections of damaged stone. Final dressing of the repair cavity, backs and sides, to be undertaken by hand with sharp masonry chisels to form well-cut, neat edges to the repair. Interface between stone indent and repaired stone to be very fine (not a masonry joint) for maximum durability. Indents to exposed edges, cornices, copings etc, should be dovetailed in place. Allow for carefully anchoring indent repairs where necessary with approved stainless steel dowels inserted and resin bonded into the indent and the back of the repair cavity. Resin to be used in the drilling only and not smeared across the stone surfaces at the interface. Bond stone interfaces with lime grout to be completely filled approved for the exposure, stone type and colour. Replacement Crosland Hill Hard Yorkstone to match in terms of colour, grain, texture, bedding arrangement and dressing style. Stone indents and any replacement stones to follow the original stone profile mouldings, stone type and colour. All stone repair faces to be finished by hand and dressed to replicate original masonry. All bedding, perp and bed finished joints to be visually and physically compatible with the existing.				
H)	Include the provisional sum of £7,500 for stone indent repairs (as above) to be expended and or deducted as directed on site by the CA.			7,500	
J)	<u>Minor sections of weathered stone (to be confirmed on site) to be left as existing on the basis such sections of stone express age and character and are not harmful to the building.</u> For limited surface repairs only (to be confirmed on site) refer to the following link for taking samples of the existing stonework in order to match stone repair mortar https://www.lime-mortars.co.uk/stone-repair/guides/stone-matching. Allow for undertaking stone surface repairs to be undertaken using approved ethical lime mortar based stone repair mortar. Mix according to the manufacturer's recommendations in a suitable mixing vessel add the aggregate first, then the lime. Dry mix for 2 to 5 minutes, depending upon the quantity. Add a small amount of water and mix for 5 minutes until a stiff consistency has been reached. Leave to stand for 10 minutes before slowly adding more water to achieve desired application consistency. Mix for no less than 15 minutes. The mixture will set overnight (although it will take 91 days to fully cure and harden). Cut back defective masonry to a sound base taking care not to damage the				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	stones natural substrata (otherwise undertake stone indent repair work as specified previously). Remove all debris and flush with clean water. Apply base primer, a small quantity of the repair material mixed with clean water, slurry and leave to dry overnight. Once the main primer has set mix up the repair mortar. Remove a small amount of the repair mortar and place into a separate vessel to be made into paintable slurry by adding more water. Use slurry as a secondary primer. Apply the secondary primer to the repair areas previously primed but place the first coat of repair material on top before the primer dries (i.e. apply wet on wet). Undertake this procedure repair by repair. Build out the repairs in thin layers to a max depth of 10mm allowing each layer to stiffen before applying the next. Leave to dry before applying further layers (allowing 1 day per millimetre thickness of mortar applied e.g. 10mm = 10 days). Re-prime areas dried out before placing more mortar. Employ moisture control measures if necessary. Cover repairs with mortar fleece or hessian to help cure and protect from weather (this is very important and do not use plastic sheeting). Once the repair has dried sufficiently (approx. 1 day per millimetre thickness of repair material applied depending upon weather / full curing may take longer) the repair can be worked as per new stone should tooling be necessary. Mortar joints to be cut back to accept repointing of the surrounding joints. All work (mixing, preparation, application, protection and shaping etc) to be undertaken strictly in accordance with manufacturer's technical recommendations. All works to be undertaken by specialist skilled masonry restoration contractor / stonemason.				
K)	Include the provisional sum of £2,500 for stone surface mortar repairs (as above) to be expended and or deducted as directed on site by the CA.			2,500	00
L)	Allow for supply and installation of new Code 6 rolled lead sheet flashing to the entire length of the existing stone cornice over ground floor level. Detailing beneath timber window cills to be confirmed on site. Works must not proceed if the leadwork compromises the existing timber windows. All lead work to comply with BS EN 12588 and BS 6915:2001 and Lead Sheet Association technical recommendations. Clean and prepare stone as previously described. <u>Ensure that a layer of building paper to BS1521 Class A is placed under the lead sheet to allow for thermal movement and to protect against corrosion.</u> Remove mortar from any existing joints to a depth of at least 25mm. Allow for carefully				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	cutting any necessary chases into the masonry above as required to fit a cover flashing. Flashings at abutments to be turned into the wall at least 25mm depth and be secured with wedges at not more than 450mm centres. Lead flashings to be fitted in lengths not exceeding 1500mm with 100mm end to end laps. Stainless steel screws and washers can be used at 450mm centres. Each length should be jointed with welted joints with clips engaged into the welts. Edges should turn down the face by at least 75mm and finish with a welted edge with clips tucked in to secure against wind uplift. Joints should be at least 6mm wide to allow hall clips to be inserted to hold the lead flashing in place. Wide joints over 18mm will require a more substantial fixing. Pre-point joints with NHL lime mortar and neatly point finished joints between lead flashings and masonry with approved Lead Pointing Sealant. <u>Joint Failure Repairs</u> M) Allow for repairing all defective masonry joints where perished (i.e. larger joints or gaps where traditional repointing work with lime mortar is not practicable). Carefully cut/rake out all defective joints where necessary using non-mechanical handtools, e.g. mason's saw, tooth edged chisel or alternative approved method so as to avoid damaging masonry. Joint surfaces must be clean, dry and free from all contamination. <u>Use non-staining sealant only</u> – sealant products to be obtained from Adshead Ratcliffe (or similar approved) https://www.arbo.co.uk/products/silicone-sealants/arbosil-xl-1099/ tel. 01773 826661. Degrease prepared defective joints using appropriate Arbo Cleaner. Prime with Arbo Primer 2650. Install appropriate joint backing filler i.e. closed cell polyethylene foam to act as a linear stopper to appropriate depths for joint sealant. Carefully seal all prepared defective joints using Arbosil XL 1099 silicone sealant applied by an Arbo Caulking Gun. Colour of sealant to match stone/brick to the approval of the CA. All joint preparation, priming, and sealant application should be carried out in accordance with BS 8000 Part 16, the British Standard for the sealing of joints in buildings using sealants. <u>Brick Repairs General</u> N) Minor spalling, weathering, holes or chips to the surface of bricks or mortar joints or any other such surface imperfections are considered				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
P)	insignificant and are to be left without intervention so as to maintain the buildings original character. A small number of bricks have spalled more substantially. Carefully remove all redundant projecting ferrous / metal fixings only where necessary taking care to prevent damaging existing masonry. Brick repair mortars are to be avoided wherever possible. A further review will be undertaken on site with the contractor to determine whether brick repair/replacement is considered necessary. To brickwork notably deteriorated, loose or badly delaminated affecting 50% or more of the face of the brick, and or where the function of the brick has failed, carefully cut out the affected existing defective brickwork using hand tools and allow for localised replacing, re-bedding or re-building using imperial reclaimed bricks to match existing brick type exactly and bed and point using approved NHL 2 lime mortar – refer to Re-Pointing section for details. Replacement bricks to be reclaimed to match existing or alternatively to be sourced from Imperial Handmade Bricks (tel. 01746 330994), specialists in brick matching imperial sized brickwork for listed buildings and conservation projects. https://www.imperialhandmadebricks.co.uk/about-us/brick-matching/ Allow for 15no bricks (to be confirmed on site). <u>External Repointing</u> <u>Trial Samples</u> • The contractor shall produce satisfactory trial panels (exemplars) in locations as directed by the CA. • The location of the test panels is to be marked on plan drawings or photographs. Exemplar panels shall be retained for the duration of the works. • Record all parameters including date, time, prevailing weather conditions, operatives, equipment used, equipment settings. • Allow sufficient time for test panels to dry before determining acceptable exemplar panels. • Trial samples to be approved by the CA and Planning prior to commencement of repointing works. Trial sample report to be provided and supplemented by the Sandberg mortar sampling reports.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
Q)	Being the closest to the original non-hydraulic mortar in terms of softness and permeability, and from a visual perspective in terms of colour, texture and finish, <u>NHL 2 mortar</u> is to be used with suitable well graded sharp sand (in the event of supply difficulties with NHL 2, it may be acceptable to use NHL 3.5, but only if absolutely necessary). Repointing work to be undertaken only where necessary i.e. where mortar has eroded or where the condition of the existing pointing is detrimental to the original masonry. On completion of the cleaning works precise areas of repointing are to be identified and marked up on site prior to commencement. Photographic records must be taken prior to commencement and during the works. To all areas of eroded, disturbed or chased out joints repointing is to be undertaken using approved Natural Hydraulic Lime 2 (NHL 2) lime mortar. NHL powdered mortar to be mixed with well graded clean washed sharp sand and 8%-10% water content. Allow for carefully raking out mortar in small sections to a sound surface using appropriate hand tools e.g. sharp masonry scutch hammer minimum depth of 20mm where necessary taking care to avoid damaging existing masonry. If any mortar is too hard and unable to be broken with hand tools without the potential to damage the original masonry, utilise Fein or similar Oscillating Machine with heritage blade. Ensure all masonry is adequately dampened prior to application. Mortar to be placed using a trowel or <u>small tool</u> and <u>hawk</u>. Re-point flush and unfinished. Allow for necessary setting times to enable the mortar to stiffen and set. Finish with a suitable soft bristled brush to a stippled finish showing off the aggregate in the mortar, ensuring the joints are compacted and vapour permeable. Ensure that pointing mortars are adequately protected with breathable hessian sheeting and appropriate humidity levels are maintained to prevent rapid drying cracking. Allow for repointing approx. 50m².				
3.21	Richmond Street Elevation <u>Crack / Building Movement Repairs</u>				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
A)	Include for undertaking external crack stitch repairs in conjunction with internal crack stitch repairs where practicable (using same Helifix Helibar / Cemtie systems all as specified previously) to areas affected by localised diagonal and or vertical cracking and distortion / movement to brickwork generally located above window lintel level / below window cill level. Make allowance for repairing brick panels above window arches / lintels (as described previously) at upper ground / first, second, third and fourth floor levels (allow for repairs as previously detailed to brick panels above 28no window openings – precise number, locations and details to be confirmed on site / as before described). <u>Additional Structural Repairs (Provisional Sum)</u>				
B)	Include the provisional sum of £5,000 for additional structural repair / re-building works to the Richmond Street elevation to be expended and or deducted as directed on site by the CA. Note: extent of all structural related repair works and scope for deductions to be confirmed on site by GM Structures and the CA. <u>Stone Repairs (Minor)</u>			5,000	00
C)	Localised spalling and delamination to existing stonework to be repaired following appropriate cleaning works by a specialist stonemason. Upon completion of scaffolding, survey work is to be carried out by specialist stonemason contractor experienced in the conservation and repair of decorative masonry in the company of the CA in order to verify the full scope of works. Minor localised stone indent repairs using substitute matching stone and or stone surface mortar repairs (where necessary) to be confirmed on site. Details as previously described.				
D)	Include the provisional sum of £3,500 for localised stone repairs as previously detailed to be expended and or deducted as directed on site by the CA. <u>Brick Repairs General</u>			3,500	00

Ref	Item (Works)	Qty/ Unit	Rate	£	p
E)	Minor spalling, weathering, holes or chips to the surface of bricks or mortar joints or any other such surface imperfections are considered insignificant and are to be left without intervention so as to maintain the buildings original character. Carefully remove all redundant projecting ferrous / metal fixings only where necessary taking care to prevent damaging existing masonry. To external brickwork requiring isolated brick replacement or minor re-building works (where traditional repair mortar is not deemed suitable), carefully cut out existing defective brickwork using hand tools and allow for localised replacing, re-bedding or re-building using imperial reclaimed bricks (as described previously) to match existing brick type exactly and bed and point using approved Natural Hydraulic Lime (NHL) lime mortar – refer to Re-Pointing section. Allow for 15no bricks (to be confirmed on site) <u>External Repointing</u>				
F)	Repointing work to be undertaken only where necessary i.e. where mortar has eroded or where the condition of the existing pointing is detrimental to the original masonry. The building will not be fully raked out and repointed. Exact quantity of repointing to be established on site following completion of all façade cleaning restoration works and following re-inspection from scaffolding. Subject to trial samples, repoint using NHL 2 lime with well graded sharp sand mortar - as before detailed descriptions - to match existing. Allow for repointing approx. 50m².				
3.22	Car Park Elevation Render (Planning Condition 11) b) / LBC Condition 4) b)) <u>External Render General</u>				
A)	From limited inspections, the existing render is suffering from extensive crazing and cracking across the entire elevation. Large areas of the render are loose and delaminating. There are numerous structural defects affecting the flank wall. Localised sections of the flank wall are bowing outwards, notably at high level (refer to GM Structures detail drawings).				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
B)	Access for the rendering works to be via the neighbouring surface car park subject to obtaining all necessary approvals and licences in order to erect suitable scaffolding for the works. All necessary precautions to be taken for the existing uneven ground conditions, overhanging trees, overhead power lines, cars and users of the car park etc. Refer to separate scaffolding specification / RAMS. Include for a full hammer test across all accessible parts of the wall prior to commencement and report findings to the CA.				
C)	All render / paint works to be undertaken by a specialist approved plasterer / render / coating sub-contractor. Every effort is to be made to retain and repair / re-coat the existing render and to limit hacking off and re-rendering as far as reasonably practicable. All works to the approval of the CA. The Contractor is to price for the optional render / coating systems specified using approved suitable flexible breathable and weather resistant silicate / mineral based paint systems or approved suitable flexible breathable and weather resistant silicate based render system. Note: - No need for fire breaks or cavity barriers as render is adhered to the wall substrate. - Requirement /details relating to expansion/movement jointing in new render work to be confirmed. <u>Preparation</u>				
D)	Price for optional preparation works as follows: <u>Option 1) Partial Hack Off</u> Remove any existing loose material and where required dub out the surface level, ready to receive render / coating system. Clean existing walls with a stiff brush or pressure jet wash, to the satisfaction of the CA, to remove any friable material, algae, or lichen, and to provide a good key. Treat areas of moss, algae and mould growth with approved biocidal wash. Dense smooth surfaces may require treating with approved system primer to ensure adequate adhesion on wet fix or render only				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	applications. Levelling (dub out coat) - Where necessary hammer test and hack off any loose or friable render, dub out using approved lime/silicate system render to any hollow/defective areas to leave a suitable surface for the application of the basecoat. Maximum dubbing coat thickness: 20mm. Where required, apply one coat of approved biocidal wash to the entire surface by roller or knapsack spray and allow to dry. Brush the surface to remove all signs of growth before rendering commences. Where required, apply one coat of approved stabilising solution / primer to the entire surface by roller, ensuring uniform coverage and allow to dry. <u>Option 2) Full Hack Off (Price Extra-Over Cost)</u> Carefully hack off all existing render back to a sound substrate. Remove all waste material off site. Allow for all necessary dust suppression and damping down in order to minimise dust. Clean existing walls with a stiff brush or pressure jet wash, to the satisfaction of the CA, to remove any friable material. Apply approved system splatter preparation coat over whole area of exposed brickwork. To be left in a rough but even finish ready to receive main render layer. <u>Render / Coating Systems</u>				
E)	Include the provisional sum of £20,000 for render/coating works to be expended and or deducted as directed on site by the CA.			20,000	00
F)	Works to be undertaken using one of the following three flexible breathable and weather resistant render / coating system manufacturers / suppliers (optional system details provided below): 1. <u>LIME GREEN PRODUCTS</u> https://www.lime-green.co.uk/ contact Simon Ayres E: simon@lime-green.co.uk T: 01952 985855. 2. <u>KEIM MINERAL PAINTS LTD</u> www.keim.com/en-gb contact Joe Wharton Joe.Wharton@keimpaints.co.uk T: 01952 231250. 3. <u>BAUMIT</u> www.baumit.co.uk contact David Sherlock E: david.sherlock@baumit.co.uk T: 07483 449421 / 01622 710763.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	Works to be undertaken by a specialist plasterer / render / coating sub-contractor endorsed by the selected system manufacturer. <u>All work to be undertaken strictly in accordance with the respective manufacturer's technical specification / recommendations</u> (refer to Appendix for optional system manufacturer's specifications and technical data sheets for preparation and application etc. Revised specifications may be provided separately, subject to system selection). All work must be subject to provision of guarantees for materials and workmanship. Contractor to confirm guarantee product details for the approval of the CA. Price each of the following optional flexible breathable and weather resistant render / paint coating systems as recommended by each manufacturer (note: colour selection to be confirmed): 1. <u>LIME GREEN PRODUCTS</u> (Note: Based only on Preparation Option 1) Partial Hack Off) <u>Option 1.1</u> Clean and prepare the existing surface using approved biocide e.g. Beeck Biocide ready for further coats https://www.beeck.com/en/products/bmf-product.php?p=fungicide Beeck Fixative primer, water thinned in accordance data sheet https://www.beeck.com/en/products/bmf-product.php?p=fixative Beeck Quartz filler 1-2 coats, thinned if required with Beeck fixative https://www.beeck.com/en/products/bmf-product.php?p=quartz-filler Beeck Renosil Fine 2 coats, https://www.beeck.com/en/products/bmf-product.php?p=renosil-fine https://www.beeck.com/en/index.php <u>Option 1.2</u> Clean and prepare the existing surface using approved biocide e.g. Beeck Biocide ready for further coats https://www.beeck.com/en/products/bmf-product.php?p=fungicide				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	Lime green Silic8 PS primer 1 coat https://www.lime-green.co.uk/products/silic8/PS1 Lime green Silicate render 1 coat https://www.lime-green.co.uk/products/lime-render/Silicate-Finish-Render https://www.lime-green.co.uk/products 2. <u>KEIM MINERAL PAINTS LTD</u> <u>(Note: Based only on Preparation Option 1) Partial Hack Off)</u> <u>Option 2.1</u> Initial layer Keim Universal Render 4mm thickness with Keim Glassfibre Reinforcing Mesh incorporated pressed into newly applied Keim Universal Render. Apply finishing layer of 4mm thickness after minimum period of 12 hours. Overall thickness to be approximately 8mm. New render to dry out for a minimum period of 15 days prior to painting. All surfaces to be thoroughly washed down with clean water to remove all surface dirt and dust leave clean, sound, wind dry, dust free and free from all surface contaminants (the surface will only need washing down if left for a period of time after application of the render system and/or obvious dirt and contaminants). Apply two coat Keim Soldalit-ME system, applied undiluted by brush, roller or airless spray with a minimum period of 12 hours between coats. Typical consumption rates for a smooth surface as follows: Keim Universal Render 1.1 kg per square metre per mm thickness Keim Glassfibre Reinforcing Mesh 1.1 metre wide, 55 metre square rolls Keim Algicide 0.2 lt per square metre Keim Soldalit-ME 0.45 kg per square metre for 2 coats				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	3. <u>BAUMIT</u> Baumit UniRend System. For details and colour selection refer to the following link: https://baumit.co.uk/products/facade-renders-and-paints/facade-renders/baumit-silikatop <u>Option 3.1 Based on Preparation Option 1) Partial Hack Off</u> Base Coat: Baumit MC 55 - Thickness : 8mm Reinforcement: Baumit StarTex Fine reinforcing mesh (embedded top third) Primer: Baumit UniPrimer System Finish: SilikatTop K1.5 Silicate resin based finish <u>Option 3.2 Based on Preparation Option 2) Full Hack Off</u> VS 60 Splatter preparation coat Base Coat: Baumit KZP 65 Unirend base render - Thickness : Recommended 15mm (Minimum 10mm) Reinforcement: Baumit StarTex Fine reinforcing mesh (embedded top third). Incorporate high impact mesh minimum 2.0m high at lower ground level to the car park. Reinforcement Lower levels: - Baumit StrongTex 300g/m2 (25 x 1m) high performance reinforcing mesh. Secondary Fixing: Quantity and location of secondary fixings to be determined following wind load testing and placed through the mesh at required locations. Primer: Baumit UniPrimer System Finish: SilikatTop K1.5 Silicate resin based finish				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	<u>Baumit Approved Sub-Contractors:</u> 1. Anthony James - Allrend Ltd 23 Church Street, Eccles, Manchester, M30 0DF 07948 528995 Ant@allrend.co.uk 2. Keith Jowett - Pegasus External Ltd 9 Old Mill Yard Wilsden, Bradford BD15 0DR 07770816384 pegasusexternals@virginmedia.com www.pegasus-externals.co.uk 3. Tom Harris - M3 Exteiors The Mt, Heap Bridge, Heywood, Bury BL9 7JW 0161 635 0233 tom@m3exteriors.co.uk				
	<u>Structural Repair to Car Park Flank Wall (Provisional Sums)</u> H) Include the provisional sum of £5,000 for additional structural repair works to the Car Park Flank Wall (where wall is bowing notably at fourth floor level) to be expended and or deducted as directed on site by the CA.			5,000	00
3.23	External Alleyway Elevations <u>Crack / Building Movement / Structural Repairs</u> A) Include the provisional sum of £2,000 for undertaking external crack stitch repairs in conjunction with internal crack stitch repairs where necessary (using same Helifix Helibar / Cemtie systems all as specified previously) to areas affected by localised diagonal and or vertical cracking and distortion / movement to brickwork generally located above window lintel level / below window cill level and for any additional structural repairs to the Alleyway elevation(s) to be expended and or deducted as directed on site by the CA.			2,000	00
	<u>Stone Repairs (Minor)</u> B) Include the provisional sum of £1,000 for localised stone repairs (using matching stone repair mortar as previously specified) to repair minor cracking / spalling and delamination to existing stone cills following appropriate cleaning works by a specialist stonemason to be expended and or deducted as directed on site by the CA.			1,000	00

Ref	Item (Works)	Qty/ Unit	Rate	£	p
C)	<u>External Repointing</u> Pointing and brickwork generally in satisfactory condition. Exact quantity of repointing to be established on site following completion of all façade cleaning restoration works and following re-inspection from scaffolding. To areas of eroded pointing repoint as previously detailed. Allow for repointing approx. 15m ² .				
				£	p