

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
	Issue 3				
	REV - Planning/LBC Conditions				
	To be read in conjunction with all drawings and specifications.				
	<i>This schedule does not include reference to access, temporary works or other such general items other than in overall principles. The contractor will be deemed to have included for all access and temporary works necessary to undertake the works described (or implied) below.</i>				
	<i>This schedule does not constitute a specification. Where products are referenced they are to be installed in accordance with manufacturer's recommendations, instructions and relevant standards. Leadwork, Slating and other works to be undertaken and completed in accordance with British and European standards unless specifically stated otherwise.</i>				
	A. Preliminaries				
A.1	Allow for all welfare facilities and full site hoarding. Hoarding to be 1800 high painted SmartPly boarding to timber frame. Adequate secure space to be allowed for all on site storage. The contractor may create a small storage area to the rear of the building. It is anticipated the pavement in front of the building will have to be closed, the contractor is to allow for all necessary closure, diversion or other notices required.				
A.2	Allow to protect the interior, the roof space, insulation, any water tanks etc from damage during works and especially during roof removal.				
A.3	This Schedule of Work must be read in conjunction with the specification, preliminaries and drawings. Anything included herein, whilst not included in the specification and drawings, or anything included in the specification and drawings whilst not included herein, shall be deemed to be included as part of the contract/tender sum . The contractor is to include here for all costs in connection therewith.				
A.4	The contractor shall allow in his pricing for everything necessary to execute the whole of the works, temporary or permanent in accordance with the details and overall conception of the drawings and descriptions in the specification.				
A.5	Reference should be made to the attached drawings whilst reading the specification and Schedule of Work.				
A.6	Adequate protection shall be provided to all hard landscaping (e.g. Pavings, Kerbs, Garden Walls etc.) in the vicinity of the work's, and the site generally. Hard landscaping features shall be removed, as necessary to execute the works and stored safely and replaced/made good on completion of the works. Provide suitable protection to surfaces before locating skips.				
A.7	The contractor is to allow for producing a schedule of condition prior to starting works and a copy is to be handed to the CA within 14 days of commencement date to be kept on file in case of damage repair disputes.				
A.8	Any damage will be made good to the satisfaction of the CA at any time it occurs due to non-protection.				
A.9	No claim for additional payment will be considered for work shown on the tender drawings but not specifically itemised in the Schedules of Work. If it is apparent that an item of work which appears in the Specification or on the Drawings is not listed as a separate or individual item, then the Contractor must raise this query at tender stage, when guidance can be given on whether or where such item should be priced.				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

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A.10	All items in the Schedule of work are deemed to include making good to retained structures and finishes and for disposal of materials off site.				
A.11	Contractor to check all setting out, including levels, and dimensions prior to commencement of work.				
A.12	Contractor to bring to the attention of the CA any discrepancies between the Works and/or Specification immediately.				
A.13	All materials, components and systems are to be installed in strict accordance to the manufacturers written recommendations and specifications.				
A.14	It is essential that the Contractor visits the site during the tender period: failure to do so will not be a reason to claim lack of knowledge and cause to request the adjustment of rates.				
A.15	Contractor to be responsible for obtaining all necessary permits and licenses for skips, and disposal of wastes. (as necessary to position skips on highways / roads)				
A.16	Remove all surplus material/debris from site as work proceeds and keep the site clean, tidy and free from obstructions. Thoroughly clean the site and the works upon completion. Make good all damage consequent upon the work. Remove all temporary markings and protective coverings. Clean the works thoroughly inside and out, remove all splashes, deposits, efflorescence, rubbish and surplus materials. Touch up minor faults in newly painted/repainted work, carefully matching colour. Adjust, ease and lubricate moving parts as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.				
A.17	The contractor will be responsible for Health and Safety and security during the works. Such as ensuring all excavations, demolitions etc are safe and clearly marked and the area is secure at the end of each day, and the like; ensuring nobody in or around the site can fall down any holes etc. Method statement will be required detailing the Health And Safety procedures. Contractor will act as the Main Contractor under the CDM regulations (2015). Read in conjunction with accompanying H&S information.				
A.18	Allow for applying for obtaining any necessary Local Authority licenses for approval for pavement or road closure as necessary.				
A.19	Adjust, ease and lubricate moving parts as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.				
A.20	Thoroughly clean the site and the works upon completion. Make good all damage consequent upon the work. Remove all temporary markings and protective coverings. Clean the works thoroughly inside and out, remove all splashes, deposits, efflorescence, rubbish and surplus materials. Touch up minor faults in newly painted/repainted work, carefully matching colour.				
Total for A (Preliminaries)					
1. Demolitions/Stripping Out					
	General				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

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1.01	Erect access scaffold external allow proposed work to be undertaken in a safe manner. Access scaffold to be designed to ensure that no load is applied to the existing structure, does not require to be tied to the existing structure to ensure its stability. Roof. Provide mechanical hoist of suitable duty to facilitate raising and lowering of all elements from roof level to ground level. Contractor to provide all necessary temporary protection during works to ensure weather protection to the interior spaces.				
1.02	Allow to undertake survey of and take detailed photographs of the internal & external building fabric, ceiling and finishes from the access scaffold.				
	Roof Works				
	FOR ROOF REFER TO OMI DRAWINGS & SCHEDULES				
	Elevations & Masonry				
1.03	Carefully dismantle existing <i>ALL</i> Terracotta Copings (and brackets and in-fill panels to extent indicated on drawings). Number each unit clearly using pre-agreed format. Set aside for inspection by CA and reinstatement. Treat all backings and voids with biocide and remove all roots.				
1.04	To central parapet, carefully dismantle existing Terracotta Copings, Brickwork, Terracotta inscription and in-fill panels to extent indicated on drawings. Number each unit clearly using pre-agreed format. Set aside for inspection by CA and reinstatement.				
1.05	Carefully dress existing render of former inscription panels as C41/118. PC Sum allowed elsewhere for repair following removal. Approx sizes 2 no. 5500 x 500mm & 1 no. 3000mm x 500mm	3			
1.06	Confirm status (seek certification/confirmation from electrician/engineer) then carefully remove all Alarm boxes, bells, and other electrical or telephony related elements on elevation. Make good any holes in lime mortar to specification or in brick repair mortar as specification if through brickwork. Approx. no. varied sizes & Locations across facades	20			
1.07	Carefully remove timber battens. Make good any holes in lime mortar to specification or in brick repair mortar as specification if through brickwork. Approx no. Varied sizes & locations across facades	8			
1.08	Carefully remove all metal cladding to corner (for west elevation refer to OMI drawings). Make good any holes in lime mortar to specification or in brick repair mortar as specification if through brickwork. (full height of façade).				
1.09	Confirm status (seek certification/confirmation from plumber/certified gas engineer) then carefully remove projecting pipework. Piece in brickwork to match adjacent.				
1.10	Carefully dismantle modern basement access, protecting all adjacent terracotta and masonry. Allow for inspection by CA. (see separate item for reinstatement).				
1.11	Carefully remove mesh panels. Allow for inspection by CA. Make good any holes in lime mortar to specification or in brick repair mortar as specification if through brickwork.	ALL			
1.12	Carefully remove all ply sheeting from windows. Allow for inspection by CA. Make good any holes in lime mortar to specification or in brick repair mortar as specification if through brickwork. Internal & External in some cases	Assume all windows			
1.13	Carefully remove metal fixings and make good any holes in lime mortar to specification or in brick repair mortar as specification if through brickwork. Approx. no. Varied sizes & locations across facades	50			

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

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1.14	Carefully remove buddleia. Allow to carefully remove all masonry required to cut out roots and treat with biocide as specification. Piece masonry back on on completion.	3			
1.15	Carefully remove modern metal (NOT TIMBER) roller shutters and make good any holes in lime mortar to specification or in brick repair mortar as specification if through brickwork.	1			
1.16	Remove steel sheeting from windows. Make good any holes in lime mortar to specification or in brick repair mortar as specification if through brickwork.	2			
Total for Section 1 (Demolitions/Stripping Out)					
2. Roof Repair and Renewal Works (inc Flashings)					
REFER TO OMI DRAWINGS FOR ROOF RENEWAL AND DETAILS.					
2.01	Allow for new lead flashing with welted joints and button fixings to entirety of cornice/coping and window heads where indicated following reinstatement as H71/112 and in accordance with LSA details and requirements. Approx 300mm deep plus drip, front and rear, full length of both facades. Approx. 30 Lin m				
Total for Section 2 (Roof Repair & Renewal)					
3. Work Gutters and downpipes.					
REFER TO OMI DRAWINGS FOR NEW RAINWATER GOODS TO REAR ELEVATION.					
4. Work To Timber Fascias and Barge Boards, windows etc.					
REFER TO SECTION 6.0 FOR TIMBER REPAIR WORKS TO WINDOWS.					
4.01	The following timber elements will require full preparation and (re)decoration; a. Fascia boards, boarding, trims etc. b. Gallows brackets, fencing, gates etc. c. Windows (where timber inside and out) and Doors (inside and out). d. ALL other exposed timber external elements. Decorative scope outlined below (and as M60/120). NB rainwater goods decoration covered separately.				
4.02	Allow to scrape loose paint, taking care not to damage or mark the timber. Follow all relevant safety guidelines for the removal of (potentially) lead paints.				
4.03	Allow to rub down existing paint covering with a suitable grade of sandpaper or glasspaper to achieve a sound base for application of the proposed paint system. Grade of aggregate to become correspondingly finer as the paint layers are removed. Follow all relevant safety guidelines for the removal of (potentially) lead paints.				
4.04	Where existing timber is exposed due to the condition and subsequent removal of the existing paint covering, apply 2No coats of knotting solution to any knots or resinous areas.				
4.05	Allow to brush apply 1No coat of paint manufacturer's preferred Wood Primer to all areas of bare wood and allow to dry for a minimum of 16 hours prior to application of any further coats.				
4.06	Allow to re-fix in place previously removed items and fill holes/fixings prior to locally applying Dulux Trade Wood Primer. Type of filler to be agreed in writing with CA taking into consideration the size and location of the area requiring filling.				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
4.07	Allow to lightly rub down primer coat with P240 wet and dry abrasive paper and remove all dust with a damp cloth. Allow to dry and apply 1No coat of paint manufacturer's preferred undercoat in accordance with manufacturer's requirements. Allow to dry thoroughly for a minimum of 16 hours prior to application of further coats.				
4.08	Allow to lightly rub down first coat of undercoat coat with P240 wet and dry abrasive paper and remove all dust with a damp cloth. Allow to dry and apply a further 1No coat of paint manufacturer's preferred undercoat in accordance with manufacturer's requirements. Allow to dry thoroughly for a minimum of 16 hours prior to application of further coats.				
4.09	Allow to lightly rub down second coat of undercoat with P240 wet and dry abrasive paper and remove all dust with a damp cloth. Allow to dry and apply 1No coat of finish as M60/120 in accordance with manufacturer's requirements. Allow to dry thoroughly for a minimum of 24 hours.				
4.10	Allow provisional sum for repairs where rotten sections not currently visible.	£500			
Total for Section 4 (Timber Fascias etc).					
5. Works to Elevations (brickwork and other repair works).					
	All repair works, mortar etc as per specification unless stated otherwise.				
	Masonry				
Note	Terracotta supplier and specialist - details to be provided to CA at tender stage for approval.				
Note	Contractor is responsible for identification of location on site of terracotta identified below/on drawings and shall attend site during the tender process to provide an accurate cost for supply and installation. No additional allowance should be made post-tender for works shown or implied on drawings or schedules.				
5.01	Carefully remove glue residue from brickwork in accordance with C40/226.				
5.02	Allow to carefully remove loose, set aside, pin and reinstate cracked terracotta with stainless steel dowels and resin in accordance with specification C41/119. (<i>all subject to successful site trials</i>). Identified 'P' on repair drawings.	6			
5.03	Provide new terracotta detail and reinstate, pin in place using stainless steel dowels as specification. Identified 'X' on drawings. Generally moulded leaf detail on stem approx 200 x 75 overall.	16			
5.04	Allow to Doff Clean both facades (100%) as C40/235				
5.05	Piece in new moulded terracotta corner section, (profiled, will require specific pattern based on existing - frieze, cornice, corbel and corner). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Comprises 5 elements. Returns to match opposite end				
5.06	Piece in new moulded terracotta corner section (string course), (profiled, will require specific pattern based on existing). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Returns to match opposite end.				
5.07	Piece in new moulded terracotta corner section (string course), (profiled, will require specific pattern based on existing). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Returns to match opposite end.				
5.08	Piece in new moulded terracotta corner section (string course - deep with cornice profile), (profiled, will require specific pattern based on existing). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Returns to match opposite end				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
5.09	Piece in new moulded terracotta corner section (string course), (profiled, will require specific pattern based on existing). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Returns to match opposite end				
5.10	Piece in new moulded terracotta corner section (string course), (profiled, will require specific pattern based on existing). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Returns to match opposite end.				
5.11	Piece in new moulded terracotta corner section (plinth moulding), (profiled, will require specific pattern based on existing). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Comprises 4 elements. Returns to match opposite end.				
5.12	Piece in new moulded terracotta corner section (small section of plinth moulding), (profiled, will require specific pattern based on existing). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121				
5.13	Rake out and undertake mortar repair to terracotta joint in order to shed water. C41/113.				
5.14	Following removal (see section 1) of former cellar opening. Reinstall fully to precisely match adjacent including missing cill and plinth terracotta, with facing brick to match. Make good internally in brick to match existing. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. Approx 4 no cill sections and 5 no plinth sections				
5.15	Carefully remove section of cracked terracotta column (round in plan) between joints. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.				
5.16	Carefully remove section of cracked terracotta tapered into round, base of door surround/plinth. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.				
5.17	Carefully remove section of cracked terracotta column, moulding and base (round in plan) between joints to window surround. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. 3 sections (columns, mouldings, column base)	3			
5.18	Carefully remove section of cracked terracotta column, moulding and base (round in plan) between joints to window surround. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. 2 sections (columns, mouldings, column base)	2			
5.19	Carefully remove cracked terracotta keystone, between joints to window surround. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.				
5.20	Carefully remove section of cracked terracotta corner section (small section of plinth moulding). Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.				
5.21	Carefully remove cracked terracotta column and base (and adjacent section), between joints to window surround. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. 3 sections (columns, mouldings, column base & adjacent)	3			

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		Qty	Unit	Rate £	Total £
5.22	Carefully remove section of cracked terracotta column (round in plan) between joints. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.				
5.23	Carefully remove section of cracked terracotta column (round in plan) between joints. Provide new terracotta to match existing as C41/115. To precisely match existing p rofiles, glaze colour etc. Samples to be prepared for approval.				
5.24	Carefully remove cracked terracotta keystone, between joints to window surround. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.				
5.25	Carefully remove cracked terracotta keystone, between joints to window surround. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.				
5.26	Carefully remove section of cracked terracotta column (round in plan) between joints. Provide new terracotta to match existing as C41/115. To precisely match existing p rofiles, glaze colour etc. Samples to be prepared for approval.				
5.27	Carefully remove section of cracked terracotta column (small round moulding) between joints. Provide new terracotta to match existing as C41/115. To precisely match existing p rofiles, glaze colour etc. Samples to be prepared for approval.				
5.28	Carefully remove modern stone cill, reinstate cill terracotta to match existing (with associated brickwork). Provide new terracotta to match existing as C41/115. To precisely match existing p rofiles, glaze colour etc. Samples to be prepared for approval. 3 no cill sections requires (assumed same moulding as referred to in item 5.14	3			
5.29	Carefully remove section of cracked terracotta plinth moulding. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.				
5.30	Carefully dismantle loose terracotta cill sections, rebed and reinstate. All as C41/114.	4			
5.31	Piece in new moulded terracotta corner section (fully prepare existing, which has partly collapsed), (Profiled terracotta, will require specific pattern based on existing). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Different profiles NB some sections remain on roof adjacent. Review with CA before ordering new. Price on basis of new.	6			
5.32	Following dismantling of copings (see section 1) provide new copings (assume to match Brock st elevation) to projecting central bay. Reinstate as C41/114 (finished with lead capping as 2.01). Approx 12 no sections	12			
5.33	Carefully dismantle 5 no. terracotta columns to second floor window surrounds, prepare and reinstate, with stainless steel pins as required. As C41/114.	5			
5.34	Following dismantling (see 1.03) and installation of new roof (see OMI drawings). Reinstate copings, full width of elevation (as spec C41/114) to true line and level (finished in lead as 2.01). Allow 2 no. new sections to match existing. Allow 2 no new sections	2			
5.35	Following dismantling (see 1.03) and installation of new roof (see OMI drawings) undertake biocide treatment of buddleia/growth as specification. Reinstate sections of frieze/brackets/cornice (as spec C41/114).				
5.36	BIOCIDE				
5.36A	Following dismantling (see 1.04) and installation of new roof (see OMI drawings) and biocide treatment, reinstate all terracotta, frieze, corbels and brackets etc to match existing. Assume ALL new brickwork to this area for pricing purposes.				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

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5.37	Piece in new moulded terracotta corner section, (profiled, will require specific pattern based on existing - (frieze, cornice). To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval. As C41/121. Comprises 3 elements. With return.	3			
5.38	Carefully remove cracked terracotta cornice to Brock St Elevation. Provide new terracotta to match existing as C41/115. To precisely match existing profiles, glaze colour etc. Samples to be prepared for approval.	2 no			
5.39	Plinth level Laystall Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	50 no.			
5.40	Ground Floor (lower) level Laystall Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	50 no.			
5.41	Ground Floor (Upper) level Laystall Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	20 no.			
5.42	First Floor (lower) level Laystall Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	20 no.			
5.43	First Floor (Upper) level Laystall Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	20 no.			
5.44	Second Floor level Laystall Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	50 no.			
5.45	Plinth level Brock Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	75 no.			
5.46	Ground Floor (lower) level Brock Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	10 no.			
5.47	Ground Floor (Upper) level Brock Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	10 no.			
5.48	First Floor (lower) level Brock Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	20 no.			
5.49	First Floor (Upper) level Brock Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	20 no.			
5.50	Second Floor (lower) level Brock Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	20 no.			
5.51	Second Floor (Upper) level Brock Street, Allow to cut-out and piece in bricks in isolated locations as C41/112	40 no.			
5.52	Carefully cut-out and rebuild section of parapet in brickwork to match existing as C41/114	50% new brick			
5.53	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Laystall St Plinth level. C41/113.	50%			
5.54	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Laystall St Ground Floor, lower. C41/113.	50%			
5.55	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Laystall St Ground Floor Upper. C41/113.	50%			
5.56	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Laystall St First-Floor, Lower. C41/113.	50%			
5.57	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Laystall St First-Floor, Upper. C41/113.	25%			

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5.58	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Laystall St Second-Floor (all). C41/113.	100%			
5.59	Carefully cut-out and rebuild section of brickwork to match existing as C41/112 (allow 100% new brick to match existing).				
5.60	Carefully piece-in section of brickwork to match existing where missing as C41/112 (allow 100% new brick to match existing).				
5.61	Carefully remove graffiti from façade using chemical poultice/clean as specification C40/225. (allow 2 sq.m each case). 5 locations	5			
5.62	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Brock St Plinth level. C41/113.	75%			
5.63	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Brock St Ground Floor, lower. C41/113.	20%			
5.64	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Brock St Ground Floor Upper. C41/113.	20%			
5.65	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Brock St First-Floor, Lower. C41/113.	25%			
5.66	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Brock St First-Floor, Upper. C41/113.	25%			
5.67	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Brock St Second-Floor (lower). C41/113.	30%			
5.68	Carefully rake-out (using hand-tools) and repoint in lime-mortar as specification - Brock St Second-Floor (upper). C41/113.	75%			
5.69	Carefully cut out and piece in rubbed brick to arch where damaged (rubbed precisely to match original) as C41/112				
5.70	Cut out and reinforce cracking to Structural Engineer's specification (issued separately).				
5.71	Treat brackets with rust inhibitor as C41/141 and paint as M60/117.				
	Other Elements				
5.72	Provide stainless steel pigeon wires (not spikes) to all projecting ledges to specialist designs. Contractor to submit drawings/details to CA for approval/Comment.				
	Total for Section 5 (Elevations).				
6. Window Repairs.					
	<i>Refer to drawn details provided. Price below.</i>				
	EW01				
6.01	Joinery Repairs				
6.02	Glazing Replacement & Renewal				
6.03	Overhauling to full operational condition				
6.04	Introduction of draught sealing				
6.05	Ironmongery.				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
	EW02				
6.06	Joinery Repairs				
6.07	Glazing Replacement & Renewal				
6.08	Overhauling to full operational condition				
6.09	Introduction of draught sealing				
6.10	Ironmongery.				
	EW03				
6.11	Joinery Repairs				
6.12	Glazing Replacement & Renewal				
6.13	Overhauling to full operational condition				
6.14	Introduction of draught sealing				
6.15	Ironmongery.				
	EW04				
6.16	Joinery Repairs				
6.17	Glazing Replacement & Renewal				
6.18	Overhauling to full operational condition				
6.19	Introduction of draught sealing				
6.20	Ironmongery.				
	EW05				
6.21	Joinery Repairs				
6.22	Glazing Replacement & Renewal				
6.23	Overhauling to full operational condition				
6.24	Introduction of draught sealing				
6.25	Ironmongery.				
	EW06				
6.26	Joinery Repairs				
6.27	Glazing Replacement & Renewal				
6.28	Overhauling to full operational condition				
6.29	Introduction of draught sealing				
6.30	Ironmongery.				
	EW07				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

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6.31	Joinery Repairs				
6.32	Glazing Replacement & Renewal				
6.33	Overhauling to full operational condition				
6.34	Introduction of draught sealing				
6.35	Ironmongery.				
	EW08				
6.36	Joinery Repairs				
6.37	Glazing Replacement & Renewal				
6.38	Overhauling to full operational condition				
6.39	Introduction of draught sealing				
6.40	Ironmongery.				
	EW09				
6.41	Joinery Repairs				
6.42	Glazing Replacement & Renewal				
6.43	Overhauling to full operational condition				
6.44	Introduction of draught sealing				
6.45	Ironmongery.				
	EW10				
6.46	Joinery Repairs				
6.47	Glazing Replacement & Renewal				
6.48	Overhauling to full operational condition				
6.49	Introduction of draught sealing				
6.50	Ironmongery.				
	EW11				
6.51	Joinery Repairs				
6.52	Glazing Replacement & Renewal				
6.53	Overhauling to full operational condition				
6.54	Introduction of draught sealing				
6.55	Ironmongery.				
	EW12				
6.56	Joinery Repairs				
6.57	Glazing Replacement & Renewal				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
6.58	Overhauling to full operational condition				
6.59	Introduction of draught sealing				
6.60	Ironmongery.				
	EW13				
6.61	Joinery Repairs				
6.62	Glazing Replacement & Renewal				
6.63	Overhauling to full operational condition				
6.64	Introduction of draught sealing				
6.65	Ironmongery.				
	EW14				
6.66	Joinery Repairs				
6.67	Glazing Replacement & Renewal				
6.68	Overhauling to full operational condition				
6.69	Introduction of draught sealing				
6.70	Ironmongery.				
	EW15				
6.71	Joinery Repairs				
6.72	Glazing Replacement & Renewal				
6.73	Overhauling to full operational condition				
6.74	Introduction of draught sealing				
6.75	Ironmongery.				
	EW16				
6.76	Joinery Repairs				
6.77	Glazing Replacement & Renewal				
6.78	Overhauling to full operational condition				
6.79	Introduction of draught sealing				
6.80	Ironmongery.				
	EW17				
6.81	Joinery Repairs				
6.82	Glazing Replacement & Renewal				
6.83	Overhauling to full operational condition				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
6.84	Introduction of draught sealing				
6.85	Ironmongery.				
	EW18				
6.86	Joinery Repairs				
6.87	Glazing Replacement & Renewal				
6.88	Overhauling to full operational condition				
6.89	Introduction of draught sealing				
6.90	Ironmongery.				
	EW19				
6.91	Joinery Repairs				
6.92	Glazing Replacement & Renewal				
6.93	Overhauling to full operational condition				
6.94	Introduction of draught sealing				
6.95	Ironmongery.				
	EW20				
6.96	Joinery Repairs				
6.97	Glazing Replacement & Renewal				
6.98	Overhauling to full operational condition				
6.99	Introduction of draught sealing				
6.100	Ironmongery.				
	EW21				
6.101	Joinery Repairs				
6.102	Glazing Replacement & Renewal				
6.103	Overhauling to full operational condition				
6.104	Introduction of draught sealing				
6.105	Ironmongery.				
	EW22				
6.106	Joinery Repairs				
6.107	Glazing Replacement & Renewal				
6.108	Overhauling to full operational condition				
6.109	Introduction of draught sealing				
6.110	Ironmongery.				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
	EW23				
6.111	Joinery Repairs				
6.112	Glazing Replacement & Renewal				
6.113	Overhauling to full operational condition				
6.114	Introduction of draught sealing				
6.115	Ironmongery.				
	EW25				
6.116	Joinery Repairs				
6.117	Glazing Replacement & Renewal				
6.118	Overhauling to full operational condition				
6.119	Introduction of draught sealing				
6.120	Ironmongery.				
	EW26				
6.121	Joinery Repairs				
6.122	Glazing Replacement & Renewal				
6.123	Overhauling to full operational condition				
6.124	Introduction of draught sealing				
6.125	Ironmongery.				
	EW27				
6.126	Joinery Repairs				
6.127	Glazing Replacement & Renewal				
6.128	Overhauling to full operational condition				
6.129	Introduction of draught sealing				
6.130	Ironmongery.				
	EW28				
6.131	Joinery Repairs				
6.132	Glazing Replacement & Renewal				
6.133	Overhauling to full operational condition				
6.134	Introduction of draught sealing				
6.135	Ironmongery.				
	EW29				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
6.136	Joinery Repairs				
6.137	Glazing Replacement & Renewal				
6.138	Overhauling to full operational condition				
6.139	Introduction of draught sealing				
6.140	Ironmongery.				
	EW30				
6.141	Joinery Repairs				
6.142	Glazing Replacement & Renewal				
6.143	Overhauling to full operational condition				
6.144	Introduction of draught sealing				
6.145	Ironmongery.				
	EW32				
6.146	Joinery Repairs				
6.147	Glazing Replacement & Renewal				
6.148	Overhauling to full operational condition				
6.149	Introduction of draught sealing				
6.150	Ironmongery.				
	EW33				
6.151	Joinery Repairs				
6.152	Glazing Replacement & Renewal				
6.153	Overhauling to full operational condition				
6.154	Introduction of draught sealing				
6.155	Ironmongery.				
	Total for Section 6 (Windows).				
7. Doors					
	Refer to repair drawings				
	Total for Section 7 (Doors).				
8. Internal Works					
	General Works				
	<i>Modern Paint Removal from Brickwork. & Redecoration.</i>				
8.01	Protect all vulnerable adjoining surfaces, joinery, fittings etc.				
8.02	Carefully remove all loose and flaking paint using stiff bristle brushes.				
8.03	Undertake hot-steam 'doff' clean as C40/121.				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
8.04	Allow for inspection by CA.				
8.05	Undertake paint removal as required using proprietary paint stripper as C40/125.				
8.06	Undertake hot-steam 'doff' clean as C40/121.				
8.07	Allow for inspection and sufficient time for CA to mark up scope of repairs on site with contractor (minimum 2 weeks).				
8.08	Contractor to advise CA of variation (up or down) in extent of repairs, prior to commencement, to allow adjustment of cost plan and future valuation.				
8.09	Undertake indent repairs of brickwork as C41/112.				
8.10	Allow for cutting out and repointing – provisional allowance				
8.11	It is anticipated that some effluorescence will occur during the the early stages of occupation. The contractor is to allow for an additional clean (water washing, using neutral soap) to the glazed brick areas, with protection for all installed fixtures, finishes and fittings. Allow to undertake a further clean by hand after 12 months of occupation. Arrangements to be agreed with client prior to completion.				
	Basement (see after 2nd floor)				
	Ground - G01				
	<i>Floor</i>				
8.12	Clean existing brickwork, remove any paint, prepare & Repaint	45	m²		
8.15	Carefully remove screed usning hand tools, allow PC sum for repair of floor below following removal. Allowance	45	m²		
8.16	Following repairs to elevation, reinstate floor to (modern) opening to basement. Construction to match adjacent floor.	Sum			
8.17	Carefully remove concrete haunching around pipework. Make good floor beneath.	Sum			
8.17A	Timber partition to be removed	Sum			
	<i>Walls</i>				
8.18	Carefully piece in brickwork following removal of pipework as C41/112.	4	no		
8.19	Stitch cracking to SE detail	Sum			
8.20	Carefully piece in brickwork following removal of joists as C41/112.	6	no		
8.21	Carefully remove timber lining (modern/decayed) to ED04. Make good brickwork - allow to piece in brickwork to door jamb.	12	no		
8.22	Allow to conserve fireplace as follows: - Carefully remove all loose debris and allow for inspection by CA. - Allow to treat corroded ironwork with rust inhibitor as C41/141. - Allow PC sum for conservation of ironwork following removal. - Prepare and paint as M60/117. Allowance	sun			
8.23	Allow PC sum for works following removal of mezzanine. Allowance	Sum			
8.24	Allow PC sum for works following removal of ramp. Allowance	Sum			
8.25	Clean, repair and decorate CI columns as M60/117.	Sum			
8.26	Following removal of mezzanine, allow to piece in brickwork to match existing (as C41/112).	25	no		
8.27	Carefully remove timber strapping, including embedded timber grounds, point any holes in lime mortar as C41/113.	Sum			
8.28	Point any holes in lime mortar following removal of services and boards as C41/113.	Sum			
8.29	Carefully remove existing timber boarding, allow for inspection with CA. Allow provisional allowance for repair below. Allowance	Sum			
8.30	Carefully remove existing timber board, Lintel & renew	Sum			
8.31	Carefully remove existing timber boarding, allow for inspection with CA. Allow provisional allowance for repair below. Allowance	Sum			
8.32	Carefully piece in brickwork following removal of pipework as C41/112.	4	no		
8.33	Carefully remove existing timber (modern) panel, allow for inspection with CA. Allow provisional allowance for repair below. Allowance	Sum			
8.34	Carefully remove existing timber (modern) panel, allow for inspection with CA. Allow provisional allowance for repair below. Allowance	Sum			

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
	<i>Ceiling</i>				
8.34A	Remove Mezzanine	Sum			
8.35	Carefully remove existing over-boarding. Allow Provisional sum to repair original soffit boarding above as C51/177. Allowance	Sum			
8.36	Remove conduit and piece in original soffit boarding as C51/177. (assume 50x50mm isolated locations).				
8.37	Allow to piece in boarding and splice joist ends to match existing. Wrap joist ends in suitable DPC before reinstating boarding below.				
	Total for Ground - G01				
	Ground - G02				
	<i>Floor</i>				
8.38	Allow provisional sum for reinstatement of floor following removal of staircase. Allowance	Sum			
	<i>Walls</i>				
8.39	Following removal of staircase, allow to replaster existing/areas of missing/damaged plaster (Elevation B) as M20/240.	Sum			
8.40	Following removal of staircase, allow to replaster existing/areas of missing/damaged plaster (Elevation C) as M20/240.	Sum			
8.41	Carefully remove existing timber strapping including embedded timber grounds.	Sum			
8.42	Allow to replaster existing/areas of missing/damaged plaster (Elevation A) as M20/240.	Sum			
	<i>Ceiling</i>				
8.43	Repair hole in plaster ceiling as M20/241.	Sum			
8.44	Allow for making good holes (up to 100 x 100mm) in lath and plaster ceiling as M20/241.				
8.45	Reinstate lath and plaster as M20/241 following door removal.				
	Total for Ground - G02				
	Ground - G03				
	<i>Floor</i>				
8.46	Allow to piece in new boards & joists to match existing where decayed, as C51. 0.5	Sum			
8.46A	Screed over concrete topping	45	m²		
8.46B	Infill to B/S	Sum			
	<i>Walls</i>				
8.01-12	Clean existing brickwork, remove paint & repaint	49	m²		
8.47	Clean, repair and decorate beam/intels as M60/117.	Sum			
8.48	Allow to over-coat existing (damaged) brickwork in new three-coat lime plaster as M40/240.	4	m²		
8.49	Carefully remove existing timber boarding, allow for inspection with CA. Allow provisional allowance for repair below. Allowance	Sum			
8.50	Allow to piece in brickwork following removal of pipes as C41/112.	6	no		
8.51	Carefully remove existing timber boarding, allow for inspection with CA. Allow provisional allowance for repair below. Allowance	Sum			
8.52	Carefully hack-off existing plaster following staircase removal. Allow to piece in brickwork following removal as C41/112.	Sum			
8.53	Carefully remove existing timber boarding and M&E equipment, allow for inspection with CA. Allow provisional allowance for repair below.	Sum			
8.54	Carefully remove existing M&E equipment, point holes as C41/113.	Sum			
8.55	Piece in brickwork as C41/112 following removal of roller-shutter as C41/112.	Sum			

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
	<i>Ceiling</i>				
8.56	Carefully remove over-boarding (TBC if asbestos). Allow PC sum for repairs of original boarded soffit above. Allowance	45	m²		
8.57	Allow PC sum for repairs to the boards where penetrated by services. Repair works as C51/176. Allowance	Sum			
8.58	Allow for new ceiling boarding and joists to match existing following removal of staircase.	Sum			
	Total for Ground - G03				
	Ground - G04				
	<i>Floor</i>				
8.59	Carefully salvage loose, existing floor tiles. Allow to carefully remove remaining tiles from substrate using hand tools as C41/120. Provide new floor to OMI detail and reinstate tiles (also as C41/120).	Sum			
8.60	Carefully remove carpet and over-boarding to floor. Allow PC sum for repair works following exposure and inspection by CA. Allowance	8	m²		
	<i>Walls</i>				
8.61	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240. (Elev A)	Sum			
8.62	Allow to re-glazed screen panes (c. 450 x 500mm ea) To match existing as specification. 2 no	Sum			
8.63	Allow to make good plaster ceiling and cornice following removal of modern screens as M20/241.	Sum			
8.63A	Remove Screends + door + repair	Sum			
8.64	Remove modern security bars, reglaze fan-light to match existing. Infill holes to timber frame in accordance with C51.	1	no		
8.65	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240. (Elev B)	17	m²		
8.66	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 either side of entrance door (Elevation C).	2	m²		
8.67	Remove modern security bars, reglaze fan-light to match existing. Infill holes to timber frame in accordance with C51. (Elev C)	1	no		
8.68	Allow to re-glaze existing screen (clear glass at high-level) as specification. Approx 600 x 500 ea.	3	no		
8.69	Allow to re-glaze existing screen (hammered glass at high-level) as specification. Approx 1000 x 500 ea. (varies to narrower)	4	no		
8.70	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 above screen (Elevation D).	5	m²		
8.71	Carefully remove hard-board coverings from both-sides of the door. Allow PC sum for repair following removal. Allowance	Sum			
8.72	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 below screen (Elevation D).	4	m²		
8.73	Remove modern casement from screen and make good in accordance with specification C51.	Sum			
8.73A	Piece in Skirting	Sum			
	<i>Ceiling</i>				
8.74	Allow for making good holes (up to 100 x 100mm) in lath and plaster ceiling as M20/241.	5	no		
	Total for Ground - G04				
	Ground - G05				
	<i>Floor</i>				
8.75	Carefully remove carpet and over-boarding to floor. Allow PC sum for repair works following exposure and inspection by CA. Allowance	28	m²		

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
	<i>Walls</i>				
8.76A	Reglaze Panels	7	no		
8.76	Allow to reinstate plaster cornice to entire perimeter to match G04 as C41/241 and 670.	10	LM		
8.77	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 below screen (Elevation A).	11	m²		
8.78	Carefully remove modern skirting (entire perimeter), provide new skirting (douglas fir) to match G04	14	LM		
8.79	New lath and plaster (as M20/241) on DF framing above existing door, over retained staircase section. Approx 1000 x 1500mm	2	m²		
8.80	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 above screen (Elevation B).	4	m²		
8.81	Carefully remove hard-board coverings from both-sides of the door. Allow PC sum for repair following removal. Allowance	Sum			
8.82	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 below screen (Elevation B).	20	m²		
8.83	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 below screen (Elevation C).	INCL			
8.84	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 below screen (Elevation D).	INCL			
8.85	Carefully remove existing (modern) shelving. Plaster in 3 coat lime as M20/240.	Sum			
	<i>Ceiling</i>				
8.86	Repair hole in plaster ceiling as M20/241. Approx 1200 x 1200mm	2	m²		
8.86A	New Plaster Cornice	18	LM		
	Total for Ground - G05				
	Ground - G06				
	<i>Floor</i>				
8.87	Carefully remove carpet and existing vinyl tiles (*confirm if asbestos) to floor. Allow PC sum for repair works following exposure and inspection by CA. Allowance	8	m²		
	<i>Walls</i>				
8.88	Carefully remove existing (modern) shelving. Insert new window to OMI details.	Sum			
8.89	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation A).	5	m²		
8.90	Piece in sections of skirting where decayed to match existing C51/176	2	LM		
8.91	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation B). ??In Door Schedule?	8	m²		
8.92	Piece in sections of skirting where decayed to match existing C51/176. Elev B	2	LM		
8.93	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation C).	6	m²		
8.94	Carefully remove modern architraves (door into G04). Renew in entirety to match shelving surround adjacent.	Sum			
8.95	Piece in sections of skirting where decayed to match existing C51/176. Elev C	1	LM		
8.96	Piece in brickwork as C41/112 following removal h/l pipework	4	no		
8.97	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation D).	6	m²		
8.98	Piece in sections of skirting where decayed to match existing C51/176. Elev D	1	LM		
	<i>Ceiling</i>				
8.99	Allow for making good holes (up to 100 x 100mm) in lath and plaster ceiling as M20/241.	8	m²		
	Total for Ground - G06				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
	Ground - G07				
	<i>Floor</i>				
8.100	Carefully remove carpet and over-boardings to floor. Allow PC sum for repair works following exposure and inspection by CA. Allowance	9	m²		
8.100A	Repair Hole	Sum			
	<i>Walls</i>				
8.101	Allow to run in sections of cornice where damaged as M20/241 and 670.	3	LM		
8.102	Piece in brick following removal of pipework as C41/112	4	no		
8.103	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation A).	5	m²		
8.104	Piece in sections of skirting where decayed to match existing C51/176	1	LM		
8.105	Piece in brick following removal of pipework as C41/112	3	no		
8.106	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation B).	6	m²		
8.107	Piece in sections of skirting where decayed to match existing C51/176	1	LM		
8.108	Carefully remove shelf and make good plasterwork as M20/240.	Sum			
8.109	Piece in brick following removal of pipework as C41/112	2	no		
8.110	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation C).	6	m²		
8.111	Piece in sections of skirting where decayed to match existing C51/176	1	LM		
8.112	Piece in brick following removal of pipework as C41/112	2	no		
8.113	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation D).	2	m²		
8.114	Piece in sections of skirting where decayed to match existing C51/176	3	LM		
8.114A	Remove alarm + fill holes after pipework removed	Sum			
	<i>Ceiling</i>				
8.115	Allow for making good holes (up to 100 x 100mm) in lath and plaster ceiling as M20/241.	3	m²		
	Total for Ground - G07				
	First				
	<i>Floor</i>				
8.116	Carefully remove vinyl and over-screed from timber floor using hand-tools only (methodology as described in C41/118).	157	m²		
8.117	Lintels, joists and timber boarding to be inspected by conservation-specialist timber consultant. Allow PC sum for repair following completion of assessment. Allowance	Sum			
8.118	Following careful removal of partitioning & mezzanine, allow to inspect floor and advise regarding repair works. Allowance	Sum			
	<i>Walls</i>				
8.119	Allow to run in sections of cornice where damaged as M20/241 and 670. Isolated locations (as indicated on drawings).	24	LM		
8.120	Piece in brick following removal of mezzanine steel as C41/112	10	no		
8.121	Piece in brick following removal of Bracketry as C41/112	2	no		
8.122	Stitch cracking to brickwork in accordance with SE details.	Sum			
8.123	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation A).	18	m²		
8.124	Retain, treat with rust inhibitor and decorate CI brackets as M60/117.	Sum			
8.125	Provisional allowance for repairs to shutter housings following opening up. Allowance	Sum			
8.126	Piece in sections of skirting where decayed to match existing C51/176	11	LM		
8.127	Remove junction boxes and make good plaster as M20/240.	INCL			
8.128	Undertake trial removal of cement from terracotta in oriel window as C41/118. Allow PC for new cill if trials unsuccessful. Allowance	Sum			

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
8.129	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation B).	8	m²		
8.130	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation C).	29	m²		
8.131	Piece in brick following removal of pipework as C41/112	4	no		
8.132	Piece in brick following removal of mezzanine steel as C41/112	6	no		
8.133	Carefully hack of loose plaster and re-plaster in 3 coat lime as M20/240 (Elevation A - rear).	35	m²		
8.134	Piece in brick following removal of mezzanine steel as C41/112	8	no		
8.135	Carefully remove existing (later) door frame, brick up opening to match coursing and brick exactly generally as C41/112 in lime mortar.	Sum			
8.136	Piece in brick following removal of steel as C41/112	4	no		
8.136A	Remove B/Wk, Plate & infill	51	m²		
8.136B	Remove door + make good opening	Sum			
8.137	Carefully remove existing (later) door frame, brick up opening to match coursing and brick exactly generally as C41/112 in lime mortar.	Sum			
8.138	Carefully remove existing bars and window frame, brick up opening to match coursing and brick exactly generally as C41/112 in lime mortar.	Sum			
8.139	Clean prepare and decorate CI columns as M60/117.	Sum			
	<i>Ceiling</i>				
8.140	Replace partially collapsed section (and adjoining rotten sections), in accordance with M20/241	10	m²		
8.141	Allow for making good holes (up to 100 x 100mm) in lath and plaster ceiling as M20/241.	20	no		
8.142	Carefully remove boarding from underside of existing beams. Allow to inspect with CA. Provisionally allow to under-draw with lath and plaster in accordance with M20/241.	Sum			
8.143	Following careful removal of partitions, allow for inspection with CA & confirm scope of repairs, Allow PC sum for repair. Allowance	Sum			
8.143A	Remove Mezzanine	Sum			
	Total for First				
	Second				
	<i>Floor</i>				
8.144	Carefully remove vinyl and over-screed from timber floor using hand-tools only (methodology as described in C41/118).				
8.145	Lintels and timber roof joists etc to be inspected by conservation-specialist timber consultant. Allow PC sum for repair following completion of assessment. Allowance				
8.146	Following careful removal of partitioning & mezzanine, allow to inspect floor and advise regarding repair works. Allowance				
	<i>Walls</i>				
8.01-12	Clean existing brickwork, remove paint & repaint	98	m²		
8.147	Stitch cracking to brickwork in accordance with SE details.	Sum			
8.148	Piece in brickwork to window jamb (mostly existing brick) as C41/112. Allow 5 no new bricks	Sum			
8.149	Remove services and bracketry and M&E and make good brickwork	Sum			
8.150	Piece in brick following removal of pipework as C41/112	6	no		
8.151	Piece in brick following removal of pipework as C41/112	8	no		
8.152	Piece in brick following removal of pipework as C41/112	6	no		
8.152A	Remove concrete step	Sum			
8.153	Remove boarding over lintel and allow provisional sum for repair. Allowance	Sum			
8.154	Remove modern louvres and infill with brickwork to match existing. 3 no (openings)	Sum			
8.155	Piece in brick following removal of WC pipework as C41/112	10	no		
8.156	Carefully remove timber strapping and make good brickwork.	Sum			

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
8.157	Infill door opening with brickwork to match existing. Set back 50mm from face of adjacent.	Sum			
8.158	Remove lifting mechanism and associated controls and piece in brickwork as required as C41/112.	8	no		
8.159	Infill door opening with brickwork to match existing. Set back 50mm from face of adjacent. Insulation/cavity as OMI specification.	Sum			
8.160	Remove corroded metal runners and make good.	Sum			
8.161	Piece in brick following removal of block wall as C41/112	10	no		
8.162	Remove corroded ventilation unit and make good.	Sum			
8.163	Following removal of metal cladding to elevation. Allow to piece in bricks where fixings removed.	Sum			
8.164	Wall brackets to be removed and make good.	Sum			
8.164A	Remove WC partition and make good	Sum			
	<i>Ceiling</i>				
8.165	Lintels and timber roof joists etc to be inspected by conservation-specialist timber consultant. Allow PC sum for repair following completion of assessment. Allowance	Sum			
8.166	Allow repairs to existing roof where heavily decayed (to match existing). In accordance with SE details. Allowance	Sum			
	Total for Second				
	Basement B01				
	<i>Floor</i>				
8.165A	Carefully remove modern timber stair and make good.	Sum			
8.166A	Existing Flags to be retained in situ. Cleaned as C40.	Sum			
	<i>Walls (inc Columns etc).</i>				
8.167	Piece in brickwork to hole and where services removed as C41/112, 8 x bricks	8	no		
8.168	Piece in brickwork to pier as C41/112, 12 x bricks	12	no		
8.169	Prepare and decorate iron (and steel) as M60/117	Sum			
8.169A	Repaint Steelwork	Sum			
	<i>Ceiling</i>				
8.170	Carefully remove corrugated iron. Record and retain small (2 sq.m) section in location agreed with CA. Allow PC sum for repair above. Allowance	Sum			
8.170A	Repair Timber	Sum			
	Basement B02				
	<i>Floor</i>				
8.171	Existing Flags to be retained in situ. Cleaned as C40.	Sum			
	<i>Walls (inc Columns etc).</i>				
8.172	Piece in brickwork to hole and where services removed as C41/112	Sum			
8.173	Prepare and decorate iron (and steel) as M60/117	Sum			
	<i>Ceiling</i>				
8.174	Carefully remove corrugated iron. Record and retain small (2 sq.m) section in location agreed with CA. Allow PC sum for repair above. Allowance	Sum			
	Basement B03				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
	<i>Floor</i>				
8.174A	New floor infill	Sum			
8.175	Existing Flags to be retained in situ. Cleaned as C40.	Sum			
	<i>Walls (inc Columns etc).</i>				
8.175A	Remove stairs and renew in timber	Sum			
8.176	Piece in brickwork to hole as C41/112	6			
	Basement B04				
	<i>Floor</i>				
8.177	Carefully remove detritus build up and investigate any remaining floor finishes.	Sum			
	<i>Ceiling</i>				
8.178	Carefully remove modern battening and make good.	Sum			
	Basement B05				
	<i>Floor</i>				
8.179	Carefully remove detritus build up and investigate any remaining floor finishes. Salvage slabs.	Sum			
	<i>Ceiling</i>				
8.180	Treat (as C41/141) and paint ironwork as M60/117	Sum			
	Basement B06				
	<i>Floor</i>				
8.183	Carefully remove detritus build up and investigate any remaining floor finishes. Salvage slabs.	Sum			
8.184	Retain and store beam - see inventory.	INCL			
	<i>Walls (inc Columns etc).</i>				
8.185	Prepare and decorate iron (and steel) as M60/117	Sum			
8.186	Retain and repair valve - see inventory.	INCL			
	<i>Ceiling</i>				
8.189	Carefully remove section of timber floor affected by dry rot (above - beneath tiled area). Replace to match existing (unless detailed otherwise). Repair works to adjacent structure in accordance with timber specialist's recommendations.	Sum			
	Basement B07				
	<i>Floor</i>				
8.190	Carefully remove detritus build up and investigate any remaining floor finishes. Salvage slabs.	Sum			
	<i>Walls (inc Columns etc).</i>				
8.191	Prepare and decorate iron (and steel) as M60/117	Sum			
8.192	Piece in brickwork to nib as C41/112 - 40	Sum			
8.193	Reinstate brickwork to aperture jamb as C41/112	2	no		
	<i>Ceiling</i>				

Schedule of Works, Laystall Street, Manchester. (LAYS.01)

		Qty	Unit	Rate £	Total £
8.194	Carefully remove corrugated iron. Record and retain small (2 sq.m) section in location agreed with CA. Allow PC sum for repair above. Allowance	Sum			
	Total for Basement				
A54 Provisional Sums. (in addition to those generally stated in schedule). £					
a.	Works following removal of cement render to former inscription panels. Allowance				
b.	Additional works to terracotta not identified above. Allowance				
c.	Allowance for additional works following removal of metal cladding to W corner of building. Allowance				
d.	Repairs below 2 no. windows to Brock St Elevation, Ground Floor. Allowance				
e.	General repointing allowance				
f.	Contract Contingency. Allowance				
g.	Repair below window (1.12). Allowance				
h.	Allowance for repairs to timber security shutters where concealed. Allowance				
i	OHP on above. Contractor to include <i>allowance in programme as required</i> (to include all provisional sums stated elsewhere in schedule also).				
	Total for Section A54 (Provisional Sums).				
	Subtotal for all Sections				
	Total Tender Sum (Excluding VAT)				