

AMP/44657.2 - Fletcher Moss Botanical Gardens - Millgate Lane Rebuilding and Repairing Boundary Wall
Schedule of Works Version 1

Item	Description	Quantity	Unit	Rate	£	p
1.0	<u>General</u>					
1.1	All works shall be carried out in accordance with good building practice and shall comply with all current regulations, British Standards, relevant codes of practice and manufacturers' recommendations. The Contractor must carry out the works conforming to all current Health & Safety legislation, including the Construction (Design and Management) Regulations 2015. It is the Contractor's responsibility to arrange for Notice to be provided to the relevant authority within the appropriate time-scale.		Item			
1.2	Where reference is made to the British Standards Specification, the British Standards Code of Practice, the latest revision will apply. Where no particular standards are available, the materials are to be to the best of their respective kinds and to the approval of the Contract Administrator (CA).		Item			
1.3	The Contractor must visit site and familiarise themselves fully with the scope of work when compiling the cost plan. The contractor must also satisfy themselves as to the facilities for welfare, access and storage of material and other site conditions. No additional costs will be accepted attributable to site conditions.		Item			
1.4	This Schedule of Works is to be read in conjunction with the following documents: 1. 9540-LK-Fletcher Moss Park, Didsbury Topographical Survey. 2. MCC_XX_XX_DR_B_0010 Site Location Plan Rev A Scale 1.500 . 3. MCC_XX_XX_DR_B_0010 Site Location Plan Rev A Scale 1.500. 4. AMP44657.2 Millgate Lane Boundary Wall Existing Elevation. 4. MAN024-PEV-XX-ZZ-S-5001 (Pick Everard). 5. MAN024-PEV-XX-ZZ-S-5901 (Pick Everard). 6. AMP44657.2 - Designer Risk Assessment. 7. AMP44657.2 - Project Risk Log. 8. AMP44657.2 Project Execution Plan General Information (PEP). 9. AMP44657.2 - Authority's Requirements - Information Required		Item			
1.5	Any rates tendered should include for all works reasonably associated with the item, and the Contractor should determine the best manner to carry out the works.		Item			
1.6	It is the Contractor's responsibility to check all measurements on site and ascertain the exact nature of the work prior to submitting a target cost plan. Claims for additional expense resulting from failure to comply with this clause will not be entertained.		Item			
1.7	Any quantities contained within this section of the tender document are for tendering purposes only. Any quantities derived from this information should be considered an estimate only. The contractor must ascertain precise actual quantities by site inspection. Any significant discrepancies must be brought to the attention of the CA as soon as they become apparent.		Item			
1.8	The contractor is to allow for working around and providing adequate protection to all surfaces, finishes and equipment that are not to be affected/altered as part of the work at all times. The Contractor is to include for tidying up and making good all surfaces.		Item			
1.9	All items within this schedule shall be priced independently; no inclusive pricing is permitted.		Item			
1.10	Contractor to ensure that the work area is securely segregated at all times to prevent unauthorised entry to the site.		Item			
1.11	Structural Engineer (SE) input for the project is to be provided by Capital Programmes assigned consultant Pick Everard (PE).		Item			
1.12	All additional survey reports and investigations should be read in conjunction with this schedule, including, existing service drawings/information, ground investigation report, topographical survey and tree survey reports.		Item			
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1.13	All works are to be carried out in a competent and workmanlike manner. The site shall be kept clean and tidy at all times.		Item			
1.14	The Contractor will be required, by way of certification, that all spoil, debris and rubbish resulting from the works is properly disposed of via a recognised tipping facility.		Item			
1.15	Where materials are specified by Manufacturer's name, this infers that the nominated manufacturer should be used or, alternatively, an approved and equal manufacturer will be acceptable. This will be subject to (without prejudice) a reasonable assessment of the alternative product by the CA.		Item			
1.16	The Employer reserve the right to amend or omit the final scope of any items of the works by instruction. No claims for loss, expense or delay shall be allowed in connection with the issue of any such instructions.		Item			
1.17	Site Compound – Proposed location of Contractor site compound to be agreed with CA.		Item			
2.0	<u>Sub-Contractor Selection</u>					
2.1	Prior to selection of sub-contractor, satisfactory references to be provided to CA of previous stonework repair schemes to listed buildings of a similar nature to the works outlined in this document.		Item			
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3.0	<u>Background and the Setting</u>					
3.1	The wall on Millgate Lane is a brick boundary wall up to 2.5m in height that lines the public footpath on Millgate Lane and forms the boundary with Fletcher Moss Gardens and the adjacent external space to Fletcher Moss Botanical Gardens/Park and The Croft Building. The wall retains adjacent ground at its northern end of up to 1m height, with several trees also present in this area. The wall is exhibiting significant lateral movement of up to 160mm. This is likely to have been caused by vegetation behind the southern length of wall, and pressure from the retained soil and tree roots behind the northern section of the wall. There is also significant cracking to the wall adjacent to vegetation on the southern length of the wall. Due to the signs of structural distress noted remedial work is required. It is proposed to remove and rebuild the majority of this wall from the northern end running down to the area where the WC block sits. The southern end of the wall adjacent to the WC block and chemical store can be retained as there is less movement in this area and the wall is tied to return walls forming the chemical store building and WC block. There are also general remedial measures required to the remaining sections of wall, including repointing, removal of vegetation, and reinstatement of coping stones. Some emergency works were undertaken in June 2021 to remove the potential for the top section of the boundary wall falling onto the pavement. The wall was reduced in height by 8 courses of brickwork and by approx. 8000mm at the front of the three lime trees adjacent the Croft building. The wall on Millgate Lane is a freestanding brick boundary wall up to 2.5m in height that lines the public footpath on Millgate Lane and forms the eastern boundary to Fletcher Moss Gardens and the adjacent external space to the The Croft (Alpine cafe) building. The length of wall requiring attention is approximately 45m long and runs from the WC block/Chemical Store close to the entrance to the gardens at its south end up to a joint at a change of height adjacent to the Tea room outside space. There is an entrance gate to the tea room external space approximately half way along the wall. The wall retains adjacent ground at its northern end of up to 1m height, with several trees also present in this area. The three large lime trees that are conflict with the wall at this northern end have been assessed and as part of the planning application submitted the removal of these trees has been proposed. Local Authority planning approvals will need to be in place prior to any works commencing on site. The wall is a solid brick wall 340mm thick in English Garden wall bond. The wall is 2.1m high above footpath level on the Millgate lane side, and steps up to a maximum height of 2.5m adjacent to the entrance gate to the café space. North of the entrance gate there is a lower 1.15m high section which retains ground and significant vegetation and trees. It is understood the trees in this area are not protected by TPOs but are located in the Didsbury Conservation and permissions for removal will be required. There is a return wall at the south end of the wall which is tied into a single storey masonry WC block. There is also a single storey masonry building signed as a chemical shed that is tied to the wall. There are two tarmac parking bays behind the wall also. There is a 900mm wide pier thickening 1700mm along from the chemical store building. To the north of the parking bays there is a cobble path and flower beds to the rear of the wall. NB - There are no movement joints along the length of the existing walls. The existing weep holes are formed from cutting parts of a full brick during construction at approximately 2m centres. The weep holes do not appear to be allowing water to drain away from the retained material and flow onto the pavement. They are most likely to be blocked.		Item			
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4.0	<u>Proposals</u>					
4.1	It is proposed to rebuild the wall on Millgate Lane from the panel north of the chemical store all the way to the northern end of the 45m length of wall. The panel of wall adjacent to the WC block and chemical store can remain as it is tied back to these structures and the movement exhibited is within acceptable limits.					
4.2	At the north end of the wall the wall retains approximately 1m of ground with trees planted behind. It should be confirmed with the MCC planners as to whether it acceptable to remove these trees and replant. This would allow excavation behind the wall in order to install the new boundary wall in this area. If the trees are to remain then temporary works will be required to retain this area while the new wall is built. The tree specialist should also be consulted to understand the potential to install root direction membranes to prevent future movement of the wall.					
4.3	The remainder of the wall has hard landscaping or flower beds to the rear which will require to be dug out to install the new wall and foundation.					
4.4	The ground investigation carried out in 2020 indicated strata of firm to stiff sandy clay to 2.45m depth in one borehole location, and medium dense silty sand to 2.5m in the other borehole location. The bearing capacity is in the order of 120kPA at 1.6m depth, or conservatively 50kPA at 0.5m depth.					
4.5	A new reinforced concrete strip foundation can be cast to support the new boundary wall, with soft spots encountered replaced with engineered granular fill. The wall should be rebuilt with reclaimed bricks where possible and lime mortar. A new coping stone will be doweled onto the wall head. Weep holes should also be incorporated into the new wall.					
4.6	The following work is also required to southern section of the wall that is to be retained including - coping stones should be secured to the wall with dowels at each end. The bed joint to the coping stones should be reinstated. Invasive vegetation that has encroached into bed joints at the top of the wall should be cleared. Repointing should be carried out generally in a lime based mortar. Local replacement of defective brickwork should be carried out. The tie to the return wall of the chemical store building should be reinstated with remedial wall ties.					
5.0	<u>Programme</u>					
5.1	As part of the target cost plan return, the Contractor is to submit a proposed programme for the works.		Item			
6.0	<u>Contract Arrangements</u>					
6.1	The contractual arrangements for this project will be Public Sector Partnering Contract (PSPC) Form of Contract, Authority design (Option 5), and PSPC10 Pre-start agreement for any pre-construction works.		Item			
6.2	Manchester City Council's Capital Programme & Procurement Team will perform the role of Contract Administrator for the duration of the works.		Item			
6.3	The Principal Design Advisor under the CDM (2015) Regulations is Franklin Safety Services.		Item			
7.0	<u>Method Statements</u>					
7.1	Step-by-step Method Statements for all stone repairs to be provided to CA for review prior to commencing works on site; method statements subject to Planning/ Conservation Officer approval.		Item			
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8.0	<u>Access</u>					
8.1	Access to Millgate Lane is from Wilmslow Road, adjacent to Fletcher Moss Park Tennis Courts or from the bottom end of Parrs Wood Road. The contractor will need to establish what materials and equipment will need to be delivered to the work areas by hand or by plant. The footpath in the park should not be used by large vehicles or plant for off loading materials.					
8.2	Access to Fletcher Moss Botanical Gardens is through the gates at the rear of the small car park on Millgate Lane, which leads to the Gardens and The Croft Building.					
9.0	<u>Site Related Hazard / Risk</u>					
9.1	Where it is necessary to puncture the pavement to install the new wall foundations, the contractor must apply to the Highways Officer Steve McNeill Mobile No. 07984 156179 for a temporary closure and to complete a New Road & Street Act Certificate. Contractor to check to ensure that no services could be damaged by these excavations. Contractor to include for providing temporary diversions for pedestrians as required by the Highways Officer. Pavement to be made good on completion to the satisfaction of the Highways Department.					
9.2	All road/paving to be plated and protected when accessing the site.					
9.3	Live services - make appropriate physical checks on site, CAT scan for exact location of known services or for suspected "rogue" services. CA will provide all available service drawings/data.					
9.4	Ecology - Should any bats or roosts be identified during the course of the works, works in that area must cease immediately and the CA notified.					
9.5	Drains - Further to CCTV survey undertaken by Lanes Group Plc on the 21st December 2021. Recommendations have been made for the repair in a number of locations to drains due to some structural defects (see survey report, and as detailed in cost submitted by Lane Group Plc). These drains will need attention to prevent future blockages or even total collapses in the future. Refer to CCTV survey No PJ00429782.					
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Item	Description	Quantity	Unit	Rate	£	p
10.0	<u>Millgate Lane Rebuilding of Fletcher Moss Gardens Boundary Wall</u>					
10.1	General					
10.1.1	All demolition/stripping out works are to be undertaken in accordance with BS 6187:2011 and Health and Safety Executive Guidance Notes GS29/1, 3 and 4.	1	Item			
10.1.2	All removed brickwork and coping stones are to be cleaned down using Doff cleaning system to remove biological growth and loose surface contaminants. A decision is to be made on the bricks and coping stones that can be salvaged for reinstatement (extent to be agreed with CA).	1	Item			
10.1.3	The Contractor must apply for and obtain any temporary footpath and road closures, diversions, scaffold permits, hoarding permits etc which are necessary for the safe completion of his works. The contact for this will be Highways Officer Steve McNeill Mobile No. 07984 156179 (see also note 9.1). The anticipated cost of these closures and permits must be included as identified risk items within the contractor's cost plan. All demolition sub-contractor quotations must have identical provision in identified risk. The contractor's programme must account for the time taken to obtain these permits and licences.	1	Item			
10.1.4	Include for all associated H & S works to exclude the general public from the works area whilst the works are carried out. Allow for Chapter 8 type temporary barriers to enclose the work area and all appropriate temporary signage.	1	Item			
10.1.5	Rebuild wall using reclaimed bricks and coping stones where possible. Existing bricks could be damaged due to newer harder mortar applications and therefore the majority of the new wall may require new bricks. Make allowance in the target cost for new bricks required to all areas of rebuild.	1	Item			
10.1.6	All repointing between joints of coping stones and brickwork, shall be filled thoroughly with Natural Hydraulic Lime Mortar, strength grade NHL3.5 mixed in accordance with manufacturers recommendations. Include for protecting new pointing from inclement weather / rapid drying out, until set; mortar mix subject to sample agreed with CA. Mortar joint finish to best match existing and all other areas of parapet wall on completion, this should be confirmed with the CA.	1	Item			
10.1.7	Treat all mortar joints with an appropriate pesticide after cutting out existing pointing. This is required to reduce the chance of further weed/vegetation growth at the joints.	1	Item			
10.2	Dismantling of Brick Boundary/Retaining Wall on Millgate Lane					
10.2.1	Removal of spoil and earth retained inside Fletcher Moss Gardens - when sections of boundary walls have been taken down carefully hand excavate adjacent retained earth to establish extent of removal required to allow for rebuilding requirements including foundations. MCC Arboculturist to be present on site during this exercise. Allow for reinstating graded spoil back to original location, between 700 to 1200mm earth/spoil to be removed at sections of retaining wall that are to be rebuilt. See SE design and specification for requirements.	tbc	m3			
10.2.2	Removal of Three Lime Trees - Include for removal of three lime trees located inside Fletcher Moss Gardens, refer to Tree Surveys undertaken for further information on the specific trees. Liaise with CA regarding exact trees as the area is protected under conservation statutes. Await approvals from MCC planning department. NB: The amount of earth/spoil to be removed will depend on permissions/approvals for the removal of the three lime trees at Millgate Lane. This will be confirmed by the CA when known but an allowance should be included in the Target Cost for the project for removal of these trees and removal of associated spoil.	1	Item			
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10.2.3	Copings Stones: Carefully remove 11 metres of existing coping stones in-situ to the boundary walls on Millgate Lane; clean down to remove any residual mortar. Number all coping stones and store for re-use. Contractor to allow for provision of adequate on site storage facility to secure all loose materials from theft/ damage.	11	m			
10.2.4	Concrete Copings - Remove existing concrete coping/capping sections as part of dismantling of existing walls, this should be disposed of safely from site.	12	m			
10.2.5	Remove Wall Sections: Carefully take down all sections of brick masonry wall to be rebuilt; clean down bricks to remove any residual mortar and store bricks in good condition for re-use. Include for breaking out removal of existing foundation depth to allow area for new foundation to be installed. See SE design and specification for requirements. Approximate wall area removal being 2 metre average wall height x 45 metre length of wall. Additional area allowance for existing foundations.	100	m2			
10.2.6	Trail Pits to Check Walls Existing Foundation: Allow for local trial pits to be dug to help establish existing foundation depths and provide allowance to break out existing foundation if unsuitable (there may not be a distinct existing foundation below the wall)	1	Item			
10.3	Rebuilding of Brick Boundary/Retaining Wall on Millgate Lane					
10.3.1	Install Foundations: Install new foundations to walls to be rebuilt. The foundation design and specification provided by Pick Everard Structural Consultant. Make allowance for removing soft spots and infilling with compacted granular fill. See drawing numbers MAN024-PEV-XX-ZZ-S-5901 and MAN024-PEV-XX-ZZ-S-5001. Proposed strip foundation 1200x450mm.	45	m			
10.3.2	Rebuild Wall Sections: Refer to Pick Everard design and specification for proposed foundation and wall design. Using reclaimed bricks (if suitable), lime based mortar for pointing to best match existing rebuild wall. Sample for lime based mortar to be approved by planning prior to starting on site. Additional new bricks should best match existing, sample to be provided to CA for approval. Existing brick sizes are 210x110x70mm; these are approximate measures and should be checked on site. Refer to SE design to include weep holes and drainage requirements for retained earth and expansion joints if required. See drawing MAN024-PEV-XX-ZZ-S-5901 Elevation on Boundary Wall for information showing sections of walls to be removed and rebuilt. Include for all required wall ties, movement joints and weep holes as specified.	90	m2			
10.3.3	Repointing/Repairs to Boundary Wall Adjacent Chemical Store: This section of wall should be repaired to best match the new wall and existing to include repointing of all wall areas and replacement of any damaged bricks or bricks in poor condition.	15	m2			
10.3.4	Pointing Sample Patch: Allow for pointing four trial patches to an area of approximately 1 metre square each on the existing wall. These should be inspected and approval given by the conservation officer/planning officer assigned to the contract and the CA before commencing the rebuild of the boundary wall and undertaking any repair work.	4	m2			
10.3.5	Coping Stones: Supply and install 32 metres of new sandstone coping stones to head of wall along Millgate Lane, Coping stones should best match existing in size and profile and be bed on NHL mortar bed. Sample to be approved by CA. Existing coping stone sizes - 460x925x90mm. Stone copings to be retained with stainless steel cramps, positions to be show on setting out drawing. Joints to be pointed in NHL mortar mix, sample to be provided. New coping stone colour/shade to be confirmed and agreed with planning/conservation officer and CA. Reinstate 11 metres of existing copings that have been retained.	43	m			
10.3.6	Gate & Stepped Access - New or existing gate to be fitted at existing opening location in connection with rebuilding of boundary walls. If a new gate is to be installed the specification will need to be confirmed, this cost allowance included in Identified risk section of schedule. The stepped access should be rebuilt with the existing flagstones to the same levels into the park. Existing gate is approx. 1.5 metres height.	1	Item			
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11.0	<u>Cleaning</u>					
11.1	On completion of the rebuilding and alterations to the boundary wall allow for 50 metres section of wall to be cleaned down using Doff cleaning system to remove biological growth and loose surface contaminants (subject to sample area agreed with CA). This will only be required to the boundary walls included in the rebuilding and repairing on Millgate Lane.	200	m2			
12.0	<u>Identified Risk Items</u>					
12.1	Include the sum of 6000 pounds for temporary weathering (adverse weather period) that may delay the programme.	1	Item			
12.2	Include the sum of 2000 pounds for any additional building works.	1	Item			
12.3	Include the sum of 1000 pounds for replacing any coping stones damaged during the removal works.	1	Item			
12.4	Include the sum of 750 pounds for permits in connection with working on a public highway.	1	Item			
12.5	Making good public footpath areas - Include the sum of 8,000 pounds for making good the tarmac areas adjacent the newly constructed boundary wall at Fletcher Moss Gardens and Millgate Lane.	1	Item			
12.6	Allow a sum of 500 pounds for obtaining samples of existing mortar mix. Mortar should best match existing in appearance and will form part of the planning consent process prior to the work commencing.	1	Item			
12.7	Allow a sum of 6000 pounds for replacement/ making good soft landscaping areas affected by the works including - any flowers or plants inside the grounds of the Fletcher Moss Gardens. This will include the planting of any trees in or around the same location of any removed trees.	1	Item			
12.8	Include a sum of 5000 pounds for additional bricks and additional repointing for the sections of walls being rebuilt and adjacent locations.	1	Item			
12.9	Allow a sum of 2000 pounds for additional repointing of boundary walls and additional new bricks required for the rebuild of the wall.	1	Item			
12.10	Allow a sum of 2000 for a new gate to be installed in existing location - specification of gate to be confirmed.	1	Item			
12.11	Allow a sum of 500 pounds for a bat / bird survey to be undertaken in all work areas.	1	Item			
12.12	Allow a sum of 6000 for structural repair and cleaning of associated drainage in Fletcher Moss Gardens in connection with drainage report findings. Referred to in section 9.5 of this schedule.	1	Item			
12.13	Allow a sum of 10,000 for temporary shoring requirements if the trees on Millgate Lane can not be removed. This sum will also include the need for a installation of a root direction membrane.	1	Item			
12.14	Allow a sum of 500 pounds for a CAT scan to be undertaken to check for all existing services in all areas and in close proximity to the proposed works.	1	Item			
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