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2		2000007259 - Reading University - The Great Hall Schedule of Works - Window Refurbishment					
3		Working For - Reading University					
4							
5							
6							
7		Mace Newminster House, Bristol, BS1 1LT					
8	Ref	Item(Works)	Unit	Qty	Rate	£	
9	3.0	Conditions					
10	3.0.1	The Contractor is advised to visit the site of the works and is to satisfy themselves to the facilities for access, storage of materials and other site conditions and the like, to view the premises and ascertain for themselves the nature and requirements of the conditions. Claims for lack of knowledge in such respects or otherwise will not be admitted. Access to be arranged via Catherine Whittingham - Contract Administrator 07909 212080 with a minimum 48hrs notice. Please note the building will remain operational throughout the works.					
11	3.0.2	This specification of works is to be read and priced in conjunction with the Preliminaries, Drawings and the Pre Construction Information Pack which contains the Asbestos R&D Survey, Lead Survey and the Contractors Site Set-up					
12	3.0.3	The Contractor is to price all items separately and detail the unit, rate and quantity for each item. The Contractor is to review the schedule and include in the tender sum for all associated work whether explicit or implied as necessary to complete the works.					
13		Any items not shown as priced will be deemed to be included unless they are expressly excluded on the contractor's tender return coversheet.					
14	3.0.4	Whether specifically stated or not, the following applies and the Contractor should price accordingly:					
15		A. Where any item is removed, damaged or altered in the course of the works the surfaces affected are to be made good to match the existing.					
16		B. All items stripped out and all debris arising from the works are to be carried from site and disposed of in an appropriate facility and in accordance with all current regulations and legislation.					
17		C. All products are to be used in accordance with the manufacturer's product literature. This includes the preparation, storage and installation of such products.					
18		D. The Contractor is to include in pricing for all tools and equipment required to undertake the works in a competent and safe manner including but not limited to; access scaffolding and temporary protection, groundwork retaining, security and plant etc.					
19		E. Parking provision is available on site so long as it can be accommodated within the Welfare and storage area in the car park as indicated and does not impact upon the operation of the site. No materials are to be stored outside of the work area or compound.					
20		F. The Contractor is fully responsible for the security of the works area when the contractor is on site undertaking works from commencement until handover date as confirmed by the Contract Administrator.					
21		G. All materials supplied shall be new and the Contractor shall ensure that no materials or equipment are used which shows signs of corrosion or faults or are defective in any way.					
22		H. The Contractor is to notify the Contract Administrator (CA) to agree the extent, value and/or area of works before any provisional item/quantity or sum can be expended, or variations agreed. All applications for these items must include a full breakdown of the costs clearly showing the subcontractors quote and main contractor's overheads and profit and all implications on the programme.					
23		I. The contractor is to include price for scaffolding and/or access towers to be installed and removed in phases as stipulated to remove the windows. The contractor must make allowance for the trees and bushes on the East elevation and that these are protected in the removal of the windows. The Access on the West elevation must be kept clear at all times as these toilets are in constant use.					
24		J. No measurements will be provided in this specification. Contract drawings provided are for guidance only. The Contractor is therefore to rely on their own site measurements for pricing.					
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26	Ref	Item(Works)	Unit	Qty	Rate	£	
27		Exclusions, Errors and Omissions					
28	3.0.5	No errors, omissions or claims of misunderstanding of this specification will provide the Contractor with the right to additional costs or extensions of time.					
29		All queries are to be raised in writing with the Contract Administrator (CA) with sufficient time prior to the return of these documents.					
30		All exclusions are to be listed on the Contractor's tender return coversheet on company headed paper. Any exclusions or omissions not notified in the manner proscribed above will not be accepted.					
31		Alternative Products and Samples					
32	3.0.6	Alternative products are to be proposed to the CA a minimum of 5 working days before the programmed start of the works item that they relate to. Only those approved by the CA in writing will be permitted to be used and always in accordance with the manufacturers literature. Where the contractor wishes to use alternative products they will be expected to supply samples to the CA for agreement. The CA may request samples which the contractor is to provide in the number and type as required and at no extra cost. Alternatives must be at least equivalent to those specified.					
33		Compliance					
34	3.0.7	All works are to comply with all relevant current statute, legislation and regulations including Building Regulations and British Standards where applicable.					
35		Health and Safety					
36	3.0.8	The Contractor is to undertake the works in full compliance with the Construction (Design and Management) [CDM] Regulations 2015, The Health & Safety at Work Act 1974 and the Management of Health & Safety at Work Act 1999, and all other legislation where applicable.					
37	3.0.9	The Contractor is to include in pricing to deliver the works in compliance with the CDM Regulations.					
38	3.0.10	The Contractor is to provide the Principal Designer/CDM advisor with the Construction Phase Plan (CPP) including a detailed Gantt chart showing the programme of works with critical path clearly shown. Risk assessments, COSHH assessments, emergency procedures and method statements are also required at least one week before the commencement of works on site, prior to which no works can start on site. Failure to provide this information will constitute a delay on behalf of the Contractor. The CPP is to be updated as necessary during the works.					
39	3.0.11	The Contractor is required to collate all documentation necessary for inclusion in the Operation and Maintenance File. This information is to be provided by the Contractor in hard copy ring binder for review at the handover meeting along with two USB sticks all to be provided at handover. See attached Code of Practice 51 10th Edition, September 2020 - Site Rules for Working on University Premises For contractors and consultants.					
40		Control Of Asbestos Regulations 2012- The Control of Lead at Work (Third Edition)					
41	3.0.12	Due to the age of the windows, tests are being undertaken for the presence of lead paint and asbestos. Reports will be issued upon receipt of the test data.					
42	3.0.13	The Contractor is to ensure that all operatives have received the necessary asbestos awareness training prior to allowing them to access the site. Where potential asbestos containing materials [A.C.M.s] are encountered the Contractor is to act in accordance with the relevant regulations and notify the CPM immediately. Refer to existing RAD Survey, the site asbestos register and management plan before planning and completing the works.					
43	3.0.14	Any removal or works with ACMs should be in strict accordance with HSE guidance and current asbestos legislation. Any work involving lead based products, including paint must be completed in full accordance with HS Guidance within The Control of Lead at Work (Third Edition). https://www.hse.gov.uk/pubns/books/l132.htm Further guidance is offered within the HSE produced busy builder guidance note "Old Lead Paint" https://www.hse.gov.uk/pubns/cis79.pdf					
44	3.0.15	The Contractor is to include in pricing for all temporary works required to complete the works including any access equipment internally or externally.					
45	3.0.16	The Contractor must contact the CA with any tender queries a minimum of 5 days prior to the tender return date.					
46	3.0.17	Maintain, alter, adapt and move services as necessary to carry out the works. All thoroughfares are to be kept clear at all times. The Contractor will be responsible for the regular clearing and disposal of all unwanted materials from site. Ensure at all times services are maintained and not disrupted to occupied areas, if an interruption is unavoidable it is to be planned and kept to an absolute minimum, notice of at least 48rs should be given.					
47	3.0.18	The Contractor is to take responsibility for tracing and locating existing services, and for maintaining services to adjoining areas of the hall during the course of the works.					
48	3.0.19	The Contractor is to ensure that all mains services are adequately protected during the Works and are in full working order at Completion.					
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51	Ref	Item(Works)	Unit	Qty	Rate	£	
52	3.1	Management of the Works					
53	3.1.1	The Contractor is to allow for the following during the course of the Works:-					
54	3.1.2	Accept responsibility for co-ordination, supervision and administration of the works that include all sub-contracts.					
55	3.1.3	Designate a competent person to superintend the work on site. Any instructions given to this person shall be deemed to have been given to the Contractor.					
56	3.1.4	Provide all necessary tools, plant, scaffolding, materials, haulage, labour, ladders mobile access platforms etc. necessary to carry out the works and clear away upon completion.					
57	3.1.5	The Contractor is to check all dimensions on site before starting works.					
58	3.1.6	Allow for all attendance relating to sub-contract works and works by specialists, including Main Contractor priced items and Provisional Sum Items, as necessary.					
59	3.1.7	The Contractor will allow for making the necessary arrangements for attending upon the Building Control approved inspector and any other Statutory Authorities.					
60	3.1.8	The Contractor is to maintain a site signing in logbook.					
61	3.1.9	The Contractor is expressly forbidden from displaying any sexist or racist material on site and must remove any present at the commencement of the Contract. This includes the obliteration of any racist or sexist graffiti.					
62	3.1.10	In the same manner, gestures and comments in similar vein will not be tolerated.					
63	3.1.11	The Contractor is reminded that the project should comply in all respect with the requirements of BS 8000 (workmanship on construction sites) current version					
64	3.1.12	The Contractor is to ensure that any debris is bagged and cleared from site at the end of each working day.					
65	3.1.13	Clean down access areas walkways, paths, corridors, entrance hallways etc at the end of each day.					
66	3.1.14	The Contractor is to provide welfare for the workers, which would be in the form of a trailer facility. The compound area is to be confirmed, but will be in the vicinity of the site.					
67	3.1.15	Storage and access to works to be by agreement with the Client. No storage provision is available within The Great Hall and the majority of storage should be within the contractors compound.					
68	3.1.16	The final account for this project is to be completed within one calendar month of Completion.					
69	3.1.17	The Contractor is to allow within his tender for all necessary out of hours and weekend working to complete the Works as stipulated to achieve the Completion Date.					
70	3.1.18	The Contractor is to ensure there is no contact with students at anytime, deliveries and construction staff entering and leaving the site should be scheduled to avoid any bookings for the Hall. At no times should any operative be alone with a student or in a position where they may find themselves in a situation where they may come into contact with a student when working alone. Any issues or incidents should be immediately reported to the CA.					
71	3.1.19	Where damage has occurred, internally or externally to the building/site including plants and shrubs due to poor handling and carelessness of the contractor, the contractor at their own cost will rectify and make good the damaged areas to the satisfaction of the Contract Administrator. It is recommended that the Contractor takes record photographs prior to commencement of the Contract.					
72							
73	3.2	Generally					
74	3.2.1	This document describes the works to be carried out at The Great Hall, University of Reading in relation to the summer programme including works to refurbish 14 large sash windows. The Great Hall is a Grade II listed building and in a conservation area. The Great Hall is in constant use and therefore a phasing plan will be required for the works. The following details of the windows: Max. number of windows: 14 Number of Phases: 7 Temporary windows: 2 Scaffolding to be erected and removed on each removal and installation of the windows.					
75	3.2.2	The Contractor is expected to provide all site set-up required in order to complete the works including any temporary works. The Contractor is to familiarise themselves with the pre-construction information pack and ensure full understanding. The University will provide welfare facilities for use during the works as these are to be undertaken in the summer months.					
76	3.2.3	Set-up and operate the site in strict accordance with Gov.uk Working Safely During Coronavirus Construction advice and Construction Leadership Council Site Operating Procedures (current version).					
77	3.2.4	The Contractor is to refer to the following drawings: 2000007259 GHW01 Window Schedule W1 - W8 2000007259 GHW02 Window Schedule W9 - W14 2000007259 GHW03 Window Schedule Plan 2000007259 GHW04 North Elevation 2000007259 GHW05 East Elevation 2000007259 GHW06 West Elevation 2000007259 GHW07 South Elevation 2000007259 GHW08 Site Plan - Contractors setup					
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79	Ref	Item(Works)	Unit	Qty	Rate	£	
80	3.2.5	Prior to commencement the Contractor is to prepare a full set of photographs to record the condition of the works area and areas immediately adjacent both internally and externally submitting a copy to the CA for acceptance.					
81	3.2.6	The Contractor is to set up and operate a hot working permit system for the project, a copy of which shall be submitted to the CA for approval prior to commencement.					
82	3.2.7	The Great Hall is used for both internal and external bookings during the normal working day and into the evenings and weekends. The contractor is to co-ordinate with the University to secure timeslots to: Erect access Remove windows Install temporary windows Complete The Repairs Remove temporary windows Install repaired windows Reglaze Decorate Fit new ironmongery and draughtproofing Make good and decorate the disturbed surfaces Refit the blinds					
83	3.2.8	Access to the toilets on the West Elevation must not be blocked at anytime.					
84	3.2.9	Two Cypress trees next to window 9 must be protected throughout the works plus bushes that are adjacent to that elevation.					
85	3.3	Generally					
86	3.3.1	Due to the ongoing, high profile use of the building the works are to be carefully co-ordinated in close liaison with the Employer to ensure minimal disruption and inconvenience. The contractor is to price on the basis that 2 no. windows at a time can be removed and therefore a 7 phase programme of works is required.					
87	3.3.2	The planned process for undertaking these works are as follows:					
88	3.3.3	Complete a photographic schedule of condition of the fabric adjacent to each window.					
89	3.3.4	Access, protect, remove existing window including sash box and frame, fit temporary windows, drop access and clean. Ensure all parts are labelled.					
90	3.3.5	Repair the windows off site following assessment with the contract administrator. The scope of all repairs is to be agreed before work commences on a window by window basis.					
91	3.3.6	Access, protect, remove temporary window, make good opening to fit repaired window, ease and adjust, decorate, drop access and clean.					
92	3.3.7	Max. number of windows: 14 Number of Phases: 7 Temporary windows: 2 to be erected and removed on each removal and installation of the windows. Scaffolding					
93	3.4	Temporary Windows					
94	3.4.1	Design, supply and install two number treated softwood fully decorated temporary windows to match the existing frame and overall sash size and appearance. The sashes can be fixed and utilise Georgian style bar inserts within double glazed units. All window openings are to be measured prior to commencement and the two temporary units sized to fit the smallest openings. The gaps when installing the temporary windows in larger openings can be filled and screened with a trim. All windows should be adequately secured to prevent wind and rain entering the building and be robust enough to prevent unauthorised access. The design is to be submitted to Contract Administrator for approval prior to manufacture.					
95	3.5	The Windows-Strip Out and Removal - All windows					
96	3.5.1	Provide all required protection to the areas where any demolition or removal is programmed. Any damage to the existing finishes must be made good to the satisfaction of the CA at the sole cost of the contractor. Ensure dust and noise are managed accordingly.					
97	3.5.2	Take a series of photos of each window. Carefully remove all existing windows marked to be repaired and refurbished. Remove the staff and parting beads and pull the sash cords away from the rebate at the sash jambs. Remove the sash weight access section of the boxes and take out the weights. Remove all sash fasteners and security equipment. Carefully remove the sashes. Label the components of the window alpha numerically to reflect the given handing and window ID number. Allow to remove the existing blinds, window boards, architraves, beads and mouldings and set aside for re-use. Include to hack any material from the reveals and head to facilitate the removal of the windows if required. Carefully cut through the existing fixings at the window and remove any filler or putty from the perimeter of the window to facilitate removal. Carefully remove the window frame and set aside, along with all corresponding components.					
98	3.5.3	Fit the temporary windows into the existing opening. Allow to scribe softwood trims to fill and gaps and provide a seal using a bead of putty. Include to face up the putty to leave a smooth even tooled back fillet.					

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99	3.5.4	Make good all disturbed surfaces and finishes to match the existing.					
100	3.5.5	Reinstate any set aside blinds, window boards, architraves, beads and mouldings. Include to decorate to match the replacement windows and adjacent surfaces.					
101	3.5.6	Cart away all waste for disposal off site.					
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	Ref	Item(Works)	Unit	Qty	Rate	£	
103	3.6	Glazing/Paint Removal Works-Joinery Workshop Based - All windows					
104	3.6.1	Remove all face putty works and push pins to facilitate the removal of the glazing.					
105	3.6.2	Carefully remove the glazing allowing to number each pane and aperture.					
106	3.6.3	Carefully remove the bedding putty without damaging the rebates.					
107	3.6.4	Carefully fully remove all the existing paint from each window. Allow to complete in full accordance with the lead working guidance confirmed within item 3.0.14.					
108							
109							
110	3.7	Window Repairs-Joinery Workshop Based-All 14 Windows					
111	3.7.1	TIMBER PROCUREMENT					
112	3.7.2	Timber (including timber for wood based products): Obtained from well managed forests/ plantations in accordance with:					
113		The laws governing forest management in the producer country or countries.					
114		International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).					
115	3.7.3	Documentation: Provide either:					
116		Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied, or					
117		Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood based products.					
118	3.7.4	Take profiles of each joinery section and mouldings by accurate measurements. Plot onto a drawing and pass that information to the CA.					
119	3.7.5	Manufacture spindle moulder machine cutting tools for each moulding profile/section. Allow to precisely match the moulding profiles.					
120	3.7.6	Machine precisely matching timber components for each repair type, including but not limited to: Sash box fronts and sides Cills Meeting rails Bottom rails Jambs Glazing bars Parting and staff beads Allow to use J1 joinery quality Iroko for the cills and joinery J1 quality Southern yellow pine for all other components.					
121	3.7.7	Remove the existing defective cill. Repair the rotted sash box sections up to 200mm in length. Form an accurate mitre joint sloping back from the face of the box sections. Allow to stagger the spliced joints by extending the face of the box splice vertically by 75mm. Secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for two No per window at a rate of £-----per repair (Contractor to insert price) Not to be expended without the written instruction of the Contract Administrator.					
122	3.7.8	Remove rotted or damaged box sections and form a spliced repair up to 150mm in length. Form an accurate mitre joint sloping back from the face of the box sections. Secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 8 No per window at a rate of £-----per repair.					
123	3.7.9	Fit a new cill. Allow to machine all rebates, mortice's and tenons and scribed joints. Secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 1 No per window at a rate of £-----per repair.					
124	3.7.10	Splice repair the bottom rail. Allow to form a mitred joint vertically at the full depth of the face of the rail and secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 2 No per sash at a rate of £-----per repair. Include to splice up to 200mm in length.					
125	3.7.11	Splice repair the meeting rail. Allow to form a mitred joint vertically at the full depth of the face of the rail and secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 2 No per sash at a rate of £-----per repair. Include to splice up to 200mm in length.					
126	3.7.12	Splice repair the raised rail. Allow to form a mitred joint vertically at the full depth of the face of the rail and secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 2 No per sash at a rate of £-----per repair. Include to splice up to 200mm in length.					
127	3.7.13	Splice repair the jamb. Allow to form a mitred joint vertically at the full depth of the face of the rail and secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 2 No per sash at a rate of £-----per repair. Include to splice up to 200mm in length.					
128	3.7.14	Splice repair the glazing bar. Allow to form a mitred joint vertically at the full depth of the face of the rail and secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 2 No per sash at a rate of £-----per repair. Include to splice up to 1500mm in length.					
129	3.7.15	Fit new 6mm wbp plywood weight box covers and wagtails to separate the sash weights. Allow for 2 No per window at a rate of £.....per side.					
130	3.8	Provisional Repair Items By Window					
131	3.8.1	Fit a new bottom rail. Allow to machine all rebates, mortice's and tenons and scribed joints. Secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 1 No per sash at a rate of £-----per repair.					

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132	3.8.2	Fit a new meeting rail. Allow to machine all rebates, mortice's and tenons and scribed joints. Secure the new sections using stainless steel panel pins and caskamite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 1 No per sash at a rate of £-----per repair.					
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134	Ref	Item(Works)	Unit	Qty	Rate	£	
	3.8.3	Fit a new jamb. Allow to machine all rebates, mortice's and tenons and scribed joints. Secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 1 No per sash at a rate of £-----per repair.					
135							
	3.8.4	Fit a new raised top rail. Allow to machine all rebates, mortice's and tenons and scribed joints. Secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 1 No per sash at a rate of £-----per repair.					
136							
	3.8.5	Fit a new glazing bar. Allow to machine all rebates, mortice's and tenons and scribed joints. Secure the new sections using stainless steel panel pins and cascarnite resin adhesive. Include to cramp the joints tightly whilst the adhesive sets. Allow for 1 No per sash at a rate of £-----per repair.					
137							
138	3.9	Decoration Works-Joinery Workshop Based - All windows					
	3.9.1	Apply two full float coats of clear Barrentine oil based wood preservative over all timber window parts and components all sides. Complete the works in full accordance with the manufacturer's recommendations.					
139							
	3.9.2	Apply 1 full coat of solvent based Zinser cover stain over all timber window parts and components. Complete the works in full accordance with the manufacturer's recommendations.					
140							
	3.9.3	Apply 2-3 fill coats of solvent based Zinser all coat over all timber window parts and components. Complete the works in full accordance with the manufacturer's recommendations.					
141							
142	3.10	Window Refitting Works-Joinery Workshop Based - All windows					
	3.10.1	Replace the sash pulleys, weights and sashcords at every window. Allow to use BZP pulleys and rotproof cords.					
143							
	3.10.2	Refit the sashes at every window allowing to replace the staff and parting beads. Adjust to ensure a smooth operation when opening and closing the bottom sashes. Fix the top sashes to the frames/boxes ensuring that the screws don't foul with the sash weights and cords.					
144							
	3.10.3	Replace the sash fitches at every window using high quality brass components with a key operated lock. Include for two No high quality brass hook eyes at the meeting rail of the bottom sash. Also supply 2nr boat hooks for operation from ground level.					
145							
	3.10.4	Fit security catches at each window (to match existing) to limit the opening of the bottom sashes.					
146							
147	3.11	Window Refitting Works- Site Based-All Windows					
	3.11.1	Remove the temporary windows and set aside for re-use.					
148							
	3.11.2	Fit the new windows into the existing openings. Include to insert a section of EPDM damp course behind the window jambs, heads and cills. Secure using stainless steel angle brackets fitted internally at the inner face of the sash box sides using stainless steel screws. Fix the brackets at 500mm centres vertically. Allow for an L shaped bracket at 50mm x 100mm. Chase into the existing adjoining material and secure using stainless steel screws and wall plugs.					
149							
	3.11.3	Reglaze the windows allowing to fully bed on putty. Include for all stainless steel glazing push points. Apply face putty work at each pane and tool back to leave an even, smooth fillet.					
150							
	3.11.4	Include to fit cast iron top up weights to balance the sash operation.					
151							
	3.11.5	Allow to replace 30% of the glazing with new 4mm clear float glass. PROVISIONAL ITEM. Provide a rate to replace panes at 265mm x 300mm at £.....per pane.					
152							
	3.11.6	Fit one Venta Matic Round Clear Plastic ventilator at the middle pane of glass in the bottom sash. Allow for an operating cord that is long enough for a person top reach at waist height.					
153							
	3.11.7	Seal any gaps at the abutments with putty trowelled flush and smooth.					
154							
	3.11.8	Make good all disturbed surfaces to match the existing. Decorate to match the existing using a matt washable emulsion from the Dulux Heritage Range. Apply in full accordance with the manufacturers recommendations. Include to fill all imperfections and sand back to leave a smooth, flush surface. Apply sufficient coats to achieve full obliteration.					
155							
	3.11.9	Refit all set aside, window boards, architraves, beads and trims. Decorate to match the windows.					
156							
	3.11.10	Decorate the new face putty work as specified in section 3.10 (don't apply the preservative)					
157							
	3.11.11	Fit white UPVC draft proofing brush strips at the perimeter of the bottom sash.					
158							
	3.11.12	Refit the set aside blinds and leave fully operational.					
159							
		NOTE: Include a total rate per window to cover the works scheduled within sections 3.6 through to 3.11. Carry that total rate to show a price to repair the windows scheduled in section 3.12 (W1-W14. Do not include that total rate in the final computation to avoid double counting.					
160							
161	3.12	Timber Repair Costs By Window					
	3.12.1	Please add the total cost of the repairs scheduled to each of the 14 windows listed below to give a repair cost per window.					
162							
	3.12.2	W1					
163							
	3.12.3	W2					
164							
	3.12.4	W3					
165							
	3.12.5	W4					
166							
	3.12.6	W5					
167							
	3.12.7	W6					
168							
	3.12.8	W7					
169							
	3.12.9	W8					
170							
	3.12.10	W9					
171							
	3.12.11	W10					
172							
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183	3.12.12	W11					
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185	3.12.13	W12					
186							
187	3.12.14	W13					
188							
189	3.12.15	W14					
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191	Ref	Item(Works)	Unit	Qty	Rate	£	
192	3.13	New Windows					
193	3.13.1	Where it is not possible to satisfactorily repair the sash windows new windows will have to be supplied and installed.					
194	3.13.2	Manufacture a new sliding sash window to match the existing. Allow to match the appearance of the existing windows regarding size, section and moulding. Include to manufacture using joinery quality J1 Southern red pine and Iroko for the cills. PROVISIONAL SUM.					
195	3.14	General Builders Works					
196	3.14.1	Due to water ingress noted internally and externally repairs to window heads W1, W8 and between W9 and W10. Masonry repairs - Investigate cracks above the windows that may be causing water ingress. Rake out all loose mortar and clean to a minimum depth of 25mm with a square edge and repoint in a lime based mortar. Any pointing carried out in relation to masonry repairs must match existing.					
197	3.15	Completion					
198	3.15.1	Upon completion of the works complete sparkle clean of all areas and clear away all surplus materials. Test all new and altered systems.					
199	3.15.2	Following the completion of all snagging by the Contractor, arrange for a joint inspection with the Contractor and the CA to review the installation.					
200	3.15.3	Label and number all keys on site ready for staff use.					
201	3.15.4	Carefully clear away all access and contractors compound and make good any hard and soft landscaping, any damaged grassed areas to be re-turfed and watered to establish sound growth for the first 3 months.					
202	3.15.5	Prepare as built drawings and submit O&M's and Health and File to the PM for acceptance (1 hard copy and 2nr USB).					
203					Page Total:	£	-
204							
205			The Works total:			£	-
206	4.00	Tender Summary					
207	4.1	General Preliminaries					
208	4.2	Materials and Workmanship (Preambles)					
209	4.3	The Works as described above				£	-
210	4.4	Overheads & Profit					
211							
212		Total to Tender Summary	TOTAL:			£	-