

Project Name: Katesgrove School Simmonds Building, Reading
Repairs to Timber Windows and External Fabric

Job No
E04948

Schedule of Works

Issued for Phase 1 PTE 18.08.21 BW
Issued for Phases 1-4 PTE, Listed Building Consent application 24.08.21 BW

Refer to drawings :-

Floor Plans: E0948-HCC-202

Elevations: E04948-HCC-4000 to -4006

Sections

		unit rate	quantity	cost
	Window and External Fabric Repairs			
1.0	Phase 1 West Elevation Central Part			
	Drawings: E04948-HCC-202 Phasing Plan, -4004 South Elevation 2, -4006 West Elevation 2, -4001 North Elevation 2			
1.1	Extent of Scaffolding Access			
.1	Building faces of varying height on west side indicated as Phase 1 on the Phasing Plan			
.2				
.3				
1.2	Timber window repairs and re-decoration			
.1	W1 and W2: Construct air-tight temporary internal hoarding to create 1500 deep working area inside W1 and W2 to allow continuous use of classroom during the works.			
.2	Dismantle hanging window blinds and set aside for reuse.			
.3	W1: 1F west facing comprising 16 x 4-light casements and 2 x 2-light casements including 2 inward opening side hung, 3 inward opening bottom hung and 1 horizontally pivoted at window apex, 2835 x 3225.			
.4	Dismantle suspended ceiling within working area to allow working access to the upper half of the window in the ceiling void and set aside for reuse.			
.5	On completion, reinstate suspended ceiling stopping 600-900mm back from inside face of window walls to allow full height of windows to be open to the room. Form vertical bulkheads in taped and filled jointed plasterboard between suspended ceiling and new raised area of suspended ceiling at top of window.			

.6	Window Repairs - remove and refurbish opening casement fittings, excluding quadrant arm stays and retaining hoops. Remove 2 decayed side-hung opening casements and centre bottom fixed casement, use as templates to make facsimilies in selected Douglas Fir allowing for fitting draught seals. Remove 3 bottom hung and single centrally pivoted apex casements, remove loose paint, modify edges and cut grooves for draught seals. Remove 2nd tier 4-light central and 2 No. 3rd tier 2-light fixed casements, replace decayed cill members and re-fit Allow for replacing timber cill full width in Oak, and splicing in 500mm bottom sections to two mullions and central span of transome in Douglas Fir.			
.7	Preparation Remove all loose paint, rub back, fill and rub back all insitu and removed components. Allow for re-glazing 2 No. cracked light single 3mm float glass, allow for removing loose putty from 50% glazing and re-putty.			
.8	Decoration Apply knotting to new wood, primer and first undercoat Re-hang replacement and repaired casements Apply 2nd undercoat and 2 top coats specified paint system			
.9	Re-fix fittings including stays, catches allowing for 50% replacement fittings, fit draught seals to opening casements and all new mechanical window operators linking 4 upper casements together. Original quadrant stays, restraint hoops and pulley wheels to be left in-situ if possible.			
	Allow for supply and fix new hanging blinds with rail spanning opening at transome level on brackets to pass inside inward opening casements: 3m x 1.5m drop			
.12	W2 1F north facing comprising 3 x 8-light casements with the central one inward opening bottom hung 1830 x 1390			
.13	Window Repairs - remove and refurbish opening casement fittings, Remove bottom hung casements, remove loose paint, modify edges and cut grooves for draught seals.			
.14	Preparation Remove all loose paint, rub back, fill and rub back all insitu and removed components.			
.15	Decoration Apply knotting to new wood, primer and first undercoat to bare wood. Re-hang refurbished casement. Apply 2nd undercoat and 2 top coats specified paint system.			
.16	Re-fix fittings including stays, catches, draft seals and fit new mechanical window operator. Re-fix hanging blinds on new long brackets to clear inward opening casement. (north facing window, blinds may not be necessary)			

.17	W12 -W15 Internal hoarding as 1.2.1 above but including elevated working platform for internal access to W12 with passageway underneath to allow building occupants fress access to side door lobby.			
.18	W12 -W15 Dismantle ceiling as 1.2.4 above			
.19	W12 -W15 Reinstate ceiling with light shafts as 1.2.5 above			
.20	W12 GF west facing above door comprising 2 x 4-light fixed casements 1365 x 935.			
.21	Window repairs Allow for replacememnt of cill in oak assuming existing found to be decayed.			
.22	Preparation Remove all loose paint, rub back, fill and rub back .			
.23	Decoration Apply primer and first undercoat to bare wood. Apply 2nd undercoat and 2 top coats specified paint system.			
.24	W13 GF west facing comprising 6 x 4-light casements in 3 tiers with 3 bottom hung and 1 side-hung inward opening 1365x2600. Note that the stacked opening casements are staggered in section so that the head of the lower aligns with the cill of the upper like a sash window. The cill of the upper is bull nosed and rotates within a corresponding recess in the head of the lower.			
.25	Remove external security mesh panels and set aside for reuse. On completion allow for wire brushing to remove rust and re-spray paint OR replace with similar new pre-finished mesh.			
.26	Window repairs Remove and refurbish opening casement fittings, excluding quadrant arm stays and retaining hoops. Remove 4 opening casements, remove loose paint, modify edges and cut grooves for draught seals. Allow for replacing timber cill full width in oak, and splicing in 500mm bottom sections of both jambs and mullion in Douglas Fir.			
.27	Preparation Remove all loose paint, rub back, fill and rub back all insitu and removed components. allow for removing loose putty from 50% glazing and re-putty.			
.28	Decoration Apply knotting to new wood, primer and first undercoat to bare wood. Re-hang refurbished casements. Apply 2nd undercoat and 2 top coats specified paint system.			
.29	Re-fix fittings including stays, catches, fit draught seals, and new mechanical operator linking stack of three bottom hung casements.			
.30	W14 GF west facing mirror of W13, 1365x2600			

.31	External mesh as 1.25			
.32	Window repairs as 1.26			
.33	Preparation Remove all loose paint, rub back, fill and rub back all insitu and removed components. Allow for re-glazing 2 No. cracked lights single 3mm float glass, allow for removing loose putty from 50% glazing and re-putty.			
.34	Decoration as 1.28			
.35	Fittings as 1.29			
.36	W15 GF north facing comprising 3 x 4-light over 3 x 2-light casements, upper central inward opening casement bottom hung, 1830 x 1425.			
.37	Window repairs Remove and refurbish opening casement fittings, excluding quadrant arm stays and retaining hoops. Remove opening casement, remove loose paint, modify edges and cut grooves for draught seals. Allow for replacemmnt of cill in oak if existing found to be decayed. Extract redundant cables penetrating casement and cill, infill holes with tight fitting timber dowel glued in. Remove of full external run of redundant cables and dispose.			
.38	Preparation Remove all loose paint, rub back, fill and rub back .			
.39	Decoration Apply primer and first undercoat to bare wood. Apply 2nd undercoat and 2 top coats specified paint system.			
.40	Re-fix fittings including stays, catches, pulley wheels, and allow for new operating cord, twin-horned cleat hook and draft seals.			
.41	Allow for supply and fix new hanging blinds with rail fixed to raised ceiling so blinds pass inside inward opening casements: 1.9m x 1.5m drop (north facing window, blinds may not be necessary)			
.42	W16 GF west facing comprising single row of 4 fixed lights over modern extension, currently boarded over.			
.43	Window repairs Remove external boarding up. Allow for re-glazing 2 lights. Allow for replacemmnt of cill in oak assuming existing found to be decayed.			
.44	Preparation Remove all loose paint, rub back, fill and rub back .			
.45	Decoration Apply primer and first undercoat to bare wood. Apply 2nd undercoat and 2 top coats specified paint system.			
.46	W17 GF west facing WC traditional sash window, 2 x single light sashes, obscure glass, 500 x 1200.			
.47	Remove external security mesh panels and set aside for reuse. On completion allow for wire brushing to remove rust and re-spray paint OR replace with similar new pre-finished mesh.			

.48	Window repairs Remove sashes, modify to receive full set of draft seals, Ventrolla or similar system, renew sash cords, adjust weights, leave fully operational			
.49	Preparation Remove all loose paint, rub back, fill and rub back .			
.50	Decoration Apply primer and first undercoat to bare wood. Apply 2nd undercoat and 2 top coats specified paint system.			
.51	Allow for new brass security sash locks and finger lifts			
1.3	Exterior Doors and Woodwork			
.1	WC Lobby external door. Vertical boarded door with lancet arched head with vision panels, 1090 x 2335. This original arch-topped door has dropped due to the upper hinge pulling the frame away from the wall. Take door off. Clean out joint between frame and wall and secure frame back in position using resin anchors above and below upper hinge position. Allow for scarfing in bottom 300 mm of frame both sides, piece in repairs to latch side of frame. Allow for replacement or additional planted on stops with inset draught seals - note head radiused. Form threshold board in oak, shaped and fixed to worn profile of door step and incorporating threshold seal. Remove door to workshop for over haul. Allow for scarfing on decayed lower ends of facing boards and plant internal rail rail to engage with threshold seal, re-seat glazing bead to light where pulling away from framed head. Re-hang door and adjust to hang straight. Prepare and redecorate in existing colour with strap hinges and door furniture black. Replace missing ring pull handle in black iron,			
.2	West Gable Dormers - External timber truss with braces Investigate condition of timber: allow for scarfing in sections of bargeboard member one side, replacement of horizontal rail, scarfing bottom half of 2 posts and 2 upper cusped blocks and 2 lower braces.			
.3	Preparation 2 gable dormers Remove all loose paint, rub back, fill and rub back all insitu and removed components.			
.4	Apply primer and first undercoat to bare wood. Apply 2nd undercoat and 2 top coats specified paint system.			
1.4	Brickwork Re-Pointing and Repairs			
.1	Drawing -A-4004 South Elevation 2 Rake out and re-point in lime mortar to previously approved live sample area, area to external corner 4.4 m2 and area of plinth, 4.9 m2.			

.2	Remove projecting infilled pipe at ground floor window head and make good brick face using over-size orange/red specials to match adjacent.			
.3	Drawing -A-4006 West Elevation 2 Rake out and re-point as .1 above, upper half of large gable around W1 including all projecting string courses, reveal details and projecting verge details. Total face area 24.9 m2. Note that as soon as you go round the corner to the north elevation of this gable the pointing is essentially intact, allow for taking the re-pointing just one half brick round the corner as indicated on Dwg -4001 North Elevation 2.			
.4	Broken string course bricks on side buttress and above. Replace with special to match existing over-size corner bull nose string brick			
.5	Drawing -A-4001 North Elevation 2 Rake out and re-point as .1 above, around external corners of lower half of chimney stack 2.4 m2, ground level plinth to single storey wing bay - 1.0 m2. (open joints running up external corner of building wing - 0.9 m2 to be included in Phase 3 work)			
.6	Door opening archway, infill fixing and cable holes at arch apex with colour matched lime mortar brick repair mix.			
1.5	Rain water disposal and other external pipework			
.1	Generally any CI pipe components with cracks or breaks or significant concealed wall side corrosion are to be replaced, sound components to be refurbished and re-used not necessarily in the same location. Replacement to include swannecks, off-sets and outlet shoes. Redecoration of gutters and pipework to be finished gloss black.			
.2	Dwg -4004 South Elevation 2 Dismantle CI/steel gutter 5.4 m, clean, de-rust, re-paint components and in-situ steel support brackets, reassemble, re-seal gutter joints, stop ends and outlets.			
.3	Inspect existing CI / painted lead SVP, CI hopper headed waste stack and stacked CI storm water CI stack and hoppers for breaks and corrosion. Allow for 50% replacement, 50% refurbishment of CI pipe components. Rebed down pipes into ground drains and make good tarmac locally.			
.4	Dwg -4001 North Elevation 2 Dismantle, clean, redecorate as .2 above 2.7m length gutter to single storey room. 50/50 replace/refurbish 2 No. 3.1 m CI down pipes.			
.5	Dismantle, clean, redecorate as .2 above, high level gutters: 5.8 m, 4.1 m and 2.1 m lengths. Allow for 50/50 refurbish / replacement of 3 No down pipe lengths 4.8, 5.1 and 4,8 m.			
.6	Replace plastic hopper and down pipe at porch 3.0 m length, in CI.			

Refer to drawings :-

Floor Plans: E0948-HCC-202

Elevations: E04948-HCC-4000 to -4006

Sections

	Window and External Fabric Repairs			
2.0	Phase 2 East Elevation South Half			
	Drawings: E04948-HCC-202 Phasing Plan, -4004 South Elevation 1, -4002 East Elevation 1, -4001 North Elevation 2, -4004 South Elevation 2			
2.1	Extent of Scaffolding Access			
.1	Building faces of varying height on east side indicated as Phase 2 on the Phasing Plan			
.2				
.3				
2.2	Timber window repairs and re-decoration			
.1	Temporary works: 1F Toilets room to be closed for duration of work on W3 to W5. For access to W20 internal face, provide enclosed high level working platform to allow free use of doorway below Construct air-tight temporary internal hoarding to create 1500 deep working area inside W7 and W8 - W10 to allow uninterrupted use of classrooms during the works. Allow for out of hours working for inside access to W11, W19, W18, W22.			
.2				
.3				
.4	W3 1F north facing comprising 3 x 8-light casements with the central one inward opening bottom hung 1830 x 1390			
.5	Window Repairs - retain pulley wheel and sash hoop opening casement fittings, take off bottom hung casement, remove loose paint, modify edges and cut grooves for draught seals. Allow for piecing in 500 mm length of external sill in matching timber (assume H/W) RHS where faults manifest.			
.6	Preparation Remove all loose paint, rub back, fill and rub back.			
.7	Decoration Apply knotting to new wood, primer and first undercoat to bare wood. Re-hang refurbished casement. Apply 2nd undercoat and 2 top coats specified paint system.			
.8	Fit, draft seals and new mechanical window operator, retaining existing fittings where possible..			
.9	W4 (lower) 1F east facing comprising 2 x 8-light casements, one inward opening bottom hung 1385 x 1385			

.10	Window Repairs - retain pulley wheel and sash restrictor opening casement fittings, remove swivel catches. Take off bottom hung casement, allow for piecing in replacement bottom half of sill member, remove loose paint, modify edges and cut grooves for draught seals. Carry out in-situ replacement of external sill in H/W.			
.11	Preparation as 2.3.2 above			
.12	Decoration as 2.3.3 above			
.13	Fit, draft seals and new mechanical window operator, retaining existing fittings where possible.			
.14	W4 (upper) 1F east facing comprising 3 x 4-light casements in triangular gable format, one horizontally pivotted opening, 1385 x 1485. This window is entirely above the suspended ceiling. Temporarily dismantle suspended ceiling to allow working access to W4 and W5 upper windows, reinstate on completion.			
.15	Window Repairs - retain existing opening casement fittings. Take off bottom hung casement, allow for piecing in replacement bottom half of sill member, remove loose paint, modify edges and cut grooves for draught seals. Carry out in-situ replacement of external sill in H/W.			
.16	Preparation as 2.3.2 above			
.17	Decoration as 2.3.3 above			
.18	Fit, draft seals and new mechanical window catch to allow casement to be left securely shut.			
.19	W5 (lower) 1F east facing comprising 2 x 8-light casements, one inward opening bottom hung 1385 x 1385			
.20	Window Repairs - retain pulley wheel and sash hoop opening casement fittings. Take off bottom hung casement, remove loose paint, modify edges and cut grooves for draught seals.			
.21	Preparation as 2.3.2 above			
.22	Decoration as 2.3.3 above			
.23	Fit, draft seals and new mechanical window operator, retaining existing fittings where possible.			
.24	W5 (upper) 1F east facing comprising 2 x 4-light over 2 x 6 light casements, one upper casement horizontal pivot opening, 1385 x 2290. This window is entirely above the suspended ceiling as W4 (upper).			
.25	Window Repairs - retain existing opening casement fittings. Take off pivotted casement, replace bottom sill member, remove loose paint, modify edges and cut grooves for draught seals. Take off both bottom fixed casements and replace bottom sill members of both. Allow for splicing in bottom 400 of jambs and mullion Carry out in-situ replacement of external sill in H/W.			
.26	remove in-window extract grille and reroute new duct across to north eaves, up and out through new terracotta coloured in-line pitched roof outlet. Re-glaze this light.			
.27	Preparation as 2.3.2 above			
.28	Decoration as 2.3.3 above			

.29	Fit, draft seals and new mechanical window catch to allow casement to be left securely shut.			
.30	W6 (upper) 1F east facing comprising 3 x 4-light casements in triangular gable format, one inward opening bottom hung, 1385 x 1485. This window is entirely above the suspended ceiling as W4 (upper).			
.31	Dismantle suspended ceiling within working area to allow working access to this window in the ceiling void and set aside for reuse.			
.32	On completion, reinstate suspended ceiling stopping 600-900mm back from inside face of window walls to allow full height of windows to be open to the room. Form vertical bulkheads in taped and filled jointed plasterboard between suspended ceiling and new raised area of suspended ceiling at top of window.			
.33	Window Repairs - retain existing opening casement fittings. Take off pivoted casement, remove loose paint, modify edges and cut grooves for draught seals. Take off bottom fixed casement and replace bottom sill member, reinstate.			
.34	Preparation as 2.3.2 above			
.35	Decoration as 2.3.3 above			
.36	Fit, draft seals and new mechanical window operator, retaining existing fittings where possible.			
.37	W7: 1F east facing comprising 3 x 4-light casements over 3 x 6-light casements, upper and lower centre opening bottom hung, 1845 x 2405.			
.38	Take down window roller blind and set aside for reuse.			
.39	Dismantle suspended ceiling within working area to allow working access to the upper half of the window in the ceiling void and set aside for reuse.			
.40	On completion, reinstate suspended ceiling stopping 600-900mm back from inside face of window walls to allow full height of windows to be open to the room. Form vertical bulkheads in taped and filled jointed plasterboard between suspended ceiling and new raised area of suspended ceiling at top of window.			
.41	Window Repairs - remove and refurbish opening casement fittings, excluding quadrant arm stays / retaining hoops. Take off 2 opening casements, remove loose paint, modify edges and cut grooves for draught seals. Take off 3 lower fixed casements and replace bottom sill sections. Replace timber sill full width in H/W, and allow for splicing in bottom 500mm sections of jambs and two mullions.			
.42	Preparation as 2.3.2 above Re-glaze missing light and remove loose putty from 50% glazing and re-putty.			
.43	Decoration as 2.3.3 above			

.44	Fit draught seals to opening casements and all new mechanical window operator linking 2 centre casements together. Original quadrant stays, restraint hoops and pulley wheels to be left in-situ if possible.			
.45	Allow for supply and fix new hanging blinds with rail spanning opening at transome level on brackets to pass inside inward opening casements: 2m x 1.5m drop			
.46	W8, W9, W10			
.47	Take down hanging window blinds on W8, W9 & W10 and set aside for reuse.			
.48	Dismantle suspended ceiling within working area to allow working access to the upper half of the window in the ceiling void and set aside for reuse.			
.49	On completion, reinstate suspended ceiling stopping 600-900mm back from inside face of window walls to allow full height of windows to be open to the room. Form vertical bulkheads in taped and filled jointed plasterboard between suspended ceiling and new raised area of suspended ceiling at top of window.			
.50	W8 GF north facing comprising 9 x 4-light casements in 3 tiers with the 3 centre casements bottom hung inward opening, 1830 x 2625. Note that the stacked opening casements are staggered in section so that the head of the lower aligns with the cill of the upper like a sash window. The cill of the upper is bull nosed and rotates within a corresponding recess in the head of the lower.			
.51	Window repairs Retain cord pulleys and retaining hoops. Each window take off 2 opening casements, remove loose paint, modify edges and cut grooves for draught seals.			
.52	Preparation as 2.3.2 above Allow for removing loose putty from 20% glazing and re-putty.			
.53	Decoration as 2.3.3 above			
.54	Fit draught seals, and new mechanical operator linking stack of 3 bottom hung casements.			
.55	W9 & W10. GF east facing each comprising 4 x 4-light casements in 2 tiers with the 2 RHS casements bottom hung inward opening, 1385 x 1875.			
.56	Window repairs Remove and refurbish opening casement fittings, excluding quadrant arm stays and retaining hoops. Take off 4 opening casements, remove loose paint, modify edges and cut grooves for draught seals.			
.57	Preparation as 2.3.2 above Allow for removing loose putty from 20% glazing and re-putty.			
.58	Decoration as 2.3.2 above			
.59	Fit draught seals, and new mechanical operator linking stack of 2 bottom hung casements.			

.60	W11. GF east facing each comprising 3 x 4-light casements in 1 tiers with centre casement bottom hung inward opening, 1755 x 1165.			
.61	Window repairs Remove opening casement catch, retain sash hoop. Take off opening casement, remove loose paint, modify edges and cut grooves for draught seals.			
.62	Preparation as 2.3.2 above Allow for removing loose putty from 20% glazing and re-putty.			
.63	Decoration as 2.3.2 above			
.64	Fit draught seals, and new mechanical operator to opening casement.			
.65	W18 GF north facing high level single horizontal pivot bow headed casement with 12 lights, 1400 x 1390			
.66	Window repairs Take off opening casement, remove loose paint, modify edges and cut grooves for draught seals.			
.67	Preparation as 2.3.2 above			
.68	Decoration as 2.3.2 above			
.69	Fit draught seals, and new mechanical operator to opening casement. Allow for painted timber grounds to control conduit to clear existing pipe services.			
.70	W19 GF north facing high level single horizontal pivot casement with 6 lights, 800 x 1390			
.71	Window repairs Take off opening casement, remove loose paint, modify edges and cut grooves for draught seals.			
.72	Preparation as 2.3.2 above			
.73	Decoration as 2.3.2 above			
.74	Fit draught seals, and new mechanical operator to opening casement. Allow for painted timber grounds to control conduit to clear existing pipe services.			
.75	W20 GF east facing high level single side hung casement with 8 lights, 700 x 1525			
.76	Window repairs Remove casement catch. Take off opening casement, remove loose paint, modify edges and cut grooves for draught seals.			
.77	Preparation as 2.3.2 above			
.78	Decoration as 2.3.2 above			
.79	Fit draught seals, and new mechanical operator to opening casement. Allow for painted timber grounds under control conduit to clear existing pipe services.			
.80	W21 1F north facing bridge link lobby single side hung casement with 6 lights, 800 x 1285			

.81	Window repairs Remove casement catch and stay, refurbish and set aside for re-use. Take off opening casement, remove loose paint, modify edges and cut grooves for draught seals.			
.82	Preparation as 2.3.2 above			
.83	Decoration as 2.3.2 above			
.84	Fit draught seals, and re-fit catch and stay.			
.85	W22 1F south facing high level on stair half-landing, triangular format in 3 casements of 8, 5 and 2 lights, centre casement horizontal pivot opening, 1950 x 1710			
.86	Window repairs Remove casement fittings Take off opening casement, remove loose paint, modify edges and cut grooves for draught seals.			
.87	Preparation as 2.3.2 above Remove paint from small top light of opening casement. Allow for removing loose putty from 50% glazing and re-putty.			
.88	Decoration as 2.3.2 above			
.89	Fit draught seals, and new mechanical operator to opening casement. Allow for painted timber grounds under control conduit.			
2.3	(section not used)			
2.4	Brickwork Re-Pointing and Repairs			
.1	Drawing -A-4004 South Elevation 1 Stair Wing Rake out and re-point in lime mortar to previously approved live sample area, areas either side of former door opening: 0.5 m2.			
.2	Rake out and re-point as 2.4.1 above, brick detailing around W22: 0.7 m2.			
.3	Drawing -A-4004 South Elevation 1 Stair Wing Rake out and re-point as 2.4.1 above, gable verge course and eaves blocks: 1.4 m2			
.4	Rake out and re-point as 2.4.1 above, small areas at W7 head and Stair window: 0.1 m2 + 0.1 m2 + spot.			
.5	Rake out and re-point as 2.4.1 above, stair wing plinth and small area between windows: 1.9 m2 + 0.1 m2			
.6	Rake out and re-point as 2.4.1 above, open bed joints between W4 and W5 upper and lower windows: 2 x 1.5 lm			
.7	Replace 1 header facing brick adjacent to W4, make good pipe hole and mortar patches over W10 lintel arch: 2 blue black header and 5 red header special bricks.			
.8	Dwg -4001 North Elevation 2 Stair wing. Rake out and re-point as 2.4.1 above, stair wing plinth: 0.4m2			
.9	Rake out and re-point as 2.4.1 above, at panel above W8: 0.1 m2			
2.5	Rain water disposal and other external pipework			

	Generally any CI pipe components with cracks or breaks or significant concealed wall side corrosion are to be replaced, sound components to be refurbished and re-used not necessarily in the same location. Replacement to include swannecks, off-sets and outlet shoes. Redecoration of gutters and pipework to be finished gloss black.			
.1	Dwg -4002 East Elevation 1 Dismantle CI/steel gutter 3.9 m, clean, de-rust, re-paint components and in-situ steel support brackets, reassemble, re-seal gutter joints, stop ends and outlets.			
.2	Inspect existing CI RWP at SE corner of building for breaks and corrosion. Allow for 50% replacement, 50% refurbishment of CI pipe components. Rebed down pipes into ground drains and make good tarmac locally.			
.3	Dwg -4004 South Elevation 1 & -4002 East Elevation 1 Stair wing: Refurbish gutters as 2.5.1 to Stair wing roof: 4.9 m + 9.1 m			
.4	Dwg -4002 East Elevation 1 Refurbish CI RWP as 2.5.2 to Stair wing : 2.3 m			
.5	Dwg -4001 North Elevation 2 Refurbish CI RWP as 2.5.2 on Bridge Link lobby: 4.0 m & 4.0 m Ornate CI hopper to be refurbished in-situ to avoid risk of damage. To remove concentrated outfall onto felt roof, connect both RWP at flat roof level and extend in CI to discharge into new CI hopper and RWP (2.6 m) at existing down pipe location on N side of Toilet extension. Replace existing plastic gutters with CI (3.2 m + 2.3 m) with tail pipes to discharge into new hopper			
.6	Dwg -4002 East Elevation 1 Remove redundant CI hopper and pipe (2.2 m) between W9 and W10, refurbish and set aside for potential reuse. Make good fixing holes.			
.7	CI vent pipe running up gable, 8.6m + 4.7m, inspect for breaks allowing for replacement of 1 pipe length, replace plastic top section with CI terminal below gable apex, replace lower plastic connecting section in CI. Redecorate together with adjacent (plastic) soil stack (4.1 m) and 20mm dia white plastic overflow pipe rising on wall (7 m)			
.8	Dwg -4001 North Elevation 2 Refurbish CI RWP as 2.5.2 to classroom wing : 3.8 m, replacing 2.4 m plastic section to basement roof in CI.			
.9	investigate and check security of vent pipe rising through roof at eaves, allow for redecoration.			
.10	Dwg -4002 East Elevation 1 and -4004 South Elevation 2 Refurbish gutters as 2.5.1 above W11: 4.2 m and to classroom wing roof: 6.5 m			
.11	Refurbish CI RWP as 2.5.2 to classroom wing : 4.1 m			

Refer to drawings :-

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Elevations: E04948-HCC-4000 to -4006

Sections

		unit rate	quantity	cost
	Window and External Fabric Repairs			
3.0	Phase 3			
	West Elevation End Gable, South Elevation Up to Stair Wing			
	Drawings: E04948-HCC-202 Phasing Plan, -4005 West Elevation 1, -4004 South Elevation 1, -4006 West Elevation 2			
3.1	Extent of Scaffolding Access			
.1	Building faces of varying height on west side indicated as Phase 1 on the Phasing Plan			
.2				
.3				
3.2	Timber window repairs and re-decoration - Gable Vents			
.1	Dwg -4005 West Elevation 1 South end gable Gable head vent W24 480 x 640. Remove temporary panel and remains of vent frame. Supply and fit new painted H/W 3 blade louvre panel to match W23 incorporating fly screen to inside face.			
.2	Dwg -4004 South Elevation 1, East Gable Gable head vent W23 460 x 500. Allow for replacing fly screen to inside face.			
.3	Preparation Remove all loose paint, rub back, fill and rub back.			
.4	Decoration Apply primer and first undercoat to bare wood. Apply 2nd undercoat and 2 top coats specified paint system.			
3.3	section not used			
3.4	Brickwork Re-Pointing and Repairs			
.1	Dwg -4005 West Elevation 1 End Gable Rake out and re-point in lime mortar to previously approved live sample area, gable above upper string course: 16.2 m2 including return at quoins as indicated on Dwg -4006 North Elevation 2 and area under 1F window : 3.0 m2 and ground level plinth: 2.8 m2.			
.2	Dwg -4006 West Elevation 2 West sides of projecting south elevation bays: Rake out and repoint as 3.4.1 near bay plinth and above: 0.7 m2 and far bay plinth: 1.2 m2 and high level areas: 4.2 m2.			

.3	Replace 2 facing bricks and 7 string course special bricks			
.4	Dwg -4004 South Elevation 1 External escape stair wall: Rake out and repoint as 3.4.1 upper level areas: 7.7 m2 and ground level plinth and internal corner area: 3.6 m2 + 0.7 m2.			
.5	Replace 2 quoin bricks and 1 corner string course special bricks			
.6	Dwg -4004 South Elevation 1 LHS Gable bay Rake out and repoint as 3.4.1 upper gable, 1F window reveals and LHS quoins above upper string course: 10.4 m2			
.7	Rake out and repoint as 3.4.1 GF window reveal and plinth: 0.6 m2 + 2.7 m2			
.8	Replace facing brick at I/I pipe penetration and 1 corner string course special bricks			
.9	Dwg -4004 South Elevation 1 between Gable bays Rake out and repoint as 3.4.1 panel above 1F window and plinth: 1.9 m2 + 1.3 m2			
.10	Dwg -4004 South Elevation RHS Gable bay Rake out and repoint as 3.4.1 upper gable: 14.3 m2, quoins above middle string course: 1.0 m2 and plinth: 2.9 m2			
.11	Replace 3 facing bricks at former I/I pipe penetrations using special bricks			
3.5 Rain water disposal and other external pipework				
.1	Generally any CI pipe components with cracks or breaks or significant concealed wall side corrosion are to be replaced, sound components to be refurbished and re-used not necessarily in the same location. Replacement to include swannecks, off-sets and outlet shoes. Redecoration of gutters and pipework to be finished gloss black.			
.2	Dwg -4004 South Elevation 2 External escape stair wall Dismantle CI/steel gutter including projecting bay return 8.8 m + 0.45 m, clean, de-rust, re-paint components and in-situ steel support brackets, reassemble, re-seal gutter joints, stop ends and outlets.			
.3	Inspect existing CI RWP for breaks and corrosion including plastic sections behind escape stair, 8.5 m, . Replace plastic sections with CI, allow for 50% replacement, 50% refurbishment of CI pipe components. Rebed down pipes into ground drains and make good tarmac locally.			
.4	Allow for investigation of cause of limescale build up around small bore pipes discharging into open gulley and for repair of leaks.			
.5	Dwg -4004 South Elevation 2 between gable bays Refurbish gutter including projecting bay returns as 3.5.2 above: 0.45 m + 2.9 m + 3.1 m			
.6	Refurbish or replace CI and replace plastic with CI RWP as 3.5.3 above : 0.55 m + 5.5 m + 1.9 m			
.7	Dwg -4004 South Elevation 2 RHS gable bay Refurbish or replace CI hopper and stack as 3.5.3 above : 4.9 m include plastic waste pipe in redecoration (black)			

.8	Cast iron air bricks: decorate as external pipework, Dwg -4006 West Elevation 2 South gable: 5 No. cast iron and 1 mesh within iron frame. Dwg-4004 South Elevaiton 1: 8 No. cast iron and 2 mesh within cast iron frame. Dwg -4006 West Elevation 2 West side of projecting bay: 1 No. cast iron and 2 No. mesh within iron frame.			
	Add Contractor's Preliminaries			
	Add Contingency			
	Excludes Professional Fees, Direct Costs, Planning and Building Control Fees	Sub Total		
			20%	
		Sub Total		
			10%	
		Final Total		

Refer to drawings :-

Floor Plans: E0948-HCC-202

Elevations: E04948-HCC-4000 to -4006

Sections

		unit rate	quantity	cost
	Window and External Fabric Repairs			
4.0	Phase 4			
	North Half of Building East North and West Elevations			
	Drawings: E04948-HCC-4002 Phasing Plan, -4003 East Elevation 2, -4000 North Elevation 1, -4005 West Elevation 1			
4.1	Extent of Scaffolding Access			
.1	Building faces of varying height on west side indicated as Phase 1 on the Phasing Plan			
.2				
.3				
4.2	section not used			
4.3	section not used			
4.4	Brickwork Re-Pointing and Repairs			
.1	Dwg -4003 East Elevation 2 Four gabled bays Rake out and re-point in lime mortar to previously approved live sample area, low level areas: 0.2 m2 + 1.2 m2 + 1.7 m2 + 1.4 m2 + 2.5 m2.			
.2	Rake out and repoint as 4.4.1 cracks in Bay 2 , between courses in window arch and zig-zag crack below window.			
.3	Dwg -4000 North Elevation 1 Rake out and re-point as 4.4.1 above, low level areas: 0.5 m2 + 1.2 m2 + 0.4 m2 + plinth sections 3.7 m2 4.9 m2 and external corner quoins: 0.6 m2.			
.4	Dwg -4005 West Elevation 1 Rake out and repoint as 4.4.1 above plinth & external corner quoins of flat roof accommodation: 2.6 m2, plinth areas and RHS edge area of eaves bay: 1.7 m2 + 2.7 m2.			
.5	Rake out and repoint as 4.4.1 above plinth 3.5 m2, and upper parts of large window gable: 12.3 m2			
.6	Rake out and repoint as 4.4.1 above, bed joint crack and vertical crack through brick sill and longer meandering crack from brick sill down to plinth.			
.7	Rake out and repoint as 3.4.1 Chimney gable above upper string course: 16.4 m2 and plinth: 2.1 m2			
4.5	Rain water disposal and other external pipework			

.1	Generally any CI pipe components with cracks or breaks or significant concealed wall side corrosion are to be replaced, sound components to be refurbished and re-used not necessarily in the same location. Replacement to include swannecks, off-sets and outlet shoes. Redecoration of gutters and pipework to be finished gloss black.			
.2	Dwg -4003 East Elevation 2 Four gabled bays Inspect 2 existing CI RWP between Bays 1 & 2: 3.7 m and 2 & 3: 3.8 m for breaks and corrosion. Allow for 50% replacement, 50% refurbishment of CI pipe components. Rebed down pipes into ground drains and make good tarmac locally.			
.3	Dwg -4000 North Elevation 1 Replace existing CI RWP LHS eaves wall: 4.1 m for breaks and corrosion. Allow for 50% replacement, 50% refurbishment of CI pipe components. Rebed down pipes into ground drains and make good tarmac locally.			
.4	Dismantle profiled CI gutter to flat roof including projecting bay returns, 2 external corners, 1 internal corner and 2 stop ends: 2.8 m + 1.3 m + 5.6 m + 3.6 m. Clean, de-rust, re-paint components and support brackets, allow for 50% replacement components, reassemble with outlet relocated to miss porch roof below, re-seal gutter joints, stop ends and outlets.			
.5	Replace / refurbish existing CI & plastic RWP adjacent to porch canopy: 4.9 m, inspect existing for breaks and corrosion. Allow for 50% replacement plus replacement of plastic section with single swan neck to avoid porch canopy, 50% refurbishment of CI pipe components. Rebed pipe into ground drains and make good tarmac locally.			
.6	Dwg -4005 West Elevation 1 Inspect existing CI hopper and RWP from flat roof profiled CI gutter: 4.5 m for breaks and corrosion. Allow for 50% replacement, 50% refurbishment of CI pipe components. Rebed down pipe into ground drains and make good tarmac locally.			
.7	Replace existing CI RWP LHS eaves wall: 3.8 m for breaks and corrosion. Allow for 100% replacement of CI pipe components. Rebed down pipes into ground drains and make good tarmac locally.			
.8	CI vent pipe running up gable, 7.0m, inspect for breaks allowing for replacement of 1 pipe length			
.9	Inspect and refurbish existing CI RWP , 4.2 m, allow for 50% replacement, 50% refurbishment of CI pipe components, replace plastic top section and hopper in CI, 1.3 m.			
.10	Cast iron air bricks: decorate as external pipework, Dwg -4003 East Elevation 2 : 7 No. cast iron. Dwg-4005 West Elevaiton 1: 3 No. cast iron.			

	Add Contractor's Preliminaries			
	Add Contingency			
	Excludes Professional Fees, Direct Costs, Planning and Building Control Fees	Sub Total		
			20%	
		Sub Total		
			10%	
		Final Total		