



RIDGE

**READING SCHOOL EXTERNAL REPAIRS & REMEDIAL
WORKS - COST ESTIMATE**

THE READING FOUNDATION

21 November 2023

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READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

MAIN SUMMARY

Ref.	Description	£
1	PRELIMINARIES/GENERAL CONDITIONS	
	1.2 Prelim Breakdown	170,720.00
	1.3 Provisional Sums	55,750.00
2	MATERIALS AND WORKMANSHIP	Included
3	MEASURED WORKS/SCHEDULE OF WORKS	
	3.1 General Items	Included
	3.2 Chapel	63,570.00
	3.3 South House	176,565.00
	3.4 English Block	130,770.00
TOTAL £		597,375.00

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1.2 PRELIMINARIES BREAKDOWN

Ref.	Description	Fixed Cost £	Time Related £
1.1	Management and staff		
1.1.1	Project Management & Staff:		
1	Contracts / Project Manager		16,800
2	Site Manager		51,200
3	Quantity Surveyor		8,640
4	Labourer		16,000
5	Visiting H&S Manager (Inspections bi-weekly)		11,200
1.2	Site establishment		
1.2.1	Site facilities		
1	Site accommodation		12,800
2	Storage containers		1,600
3	Temporary works in connection with site establishment		Included
4	Furniture and equipment		1,600
5	IT systems		2,080
6	Consumables and services		1,600
1.3	Temporary services		
1.3.1	Site facilities		
1	Temp water / gas / electric supply		Excluded
2	Telecommunication systems		Included
3	Temporary drainage		Included
1.4	Security		
1.4.1	Site facilities		
1	Security staff		Excluded
2	Hoardings, fences and gates		9,600
1.5	Safety and environmental protection		
1.5.1	Site facilities		
1	Barriers and safety scaffolding		8,000
2	Access towers		Inc elsewhere
3	Protection		Included

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1.2 PRELIMINARIES BREAKDOWN

Ref.	Description	Fixed Cost £	Time Related £
1.6	Control and protection		
1.6.1	Site facilities		
1	Survey, inspections & monitoring		Included
2	Setting out		Included
3	Protection of works		Included
4	Samples		Included
5	Environmental control		Included
1.7	Mechanical plant		
1.7.1	Site facilities; including road sweepers etc.		12,800
1.8	Temporary works		
1.8.1	Site facilities		
1	Skips		10,400
1.9	Site records		
1.9.1	Site records		Included
1.10	Completion and post-completion requirements		
1.10.1	Requirements		
1	Generally		Included
2	Handover		Included
1.11	Cleaning		
1.11.1	Requirements		
1	Site tidy		6,400
2	Building clean; sparkle clean on completion		Excluded
1.12	Fees and charges		
1.12.1	Fees & Charges		
1	Rates on temporary accommodation		Included
2	Licences (hoardings, scaffolding, gantries etc)		Included
1.13	Site services		
1.13.1	Temporary works (generally)		Included

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1.3 PROVISIONAL SUMS

Ref.	Description	£
	Introduction	
	- The Contractor shall include the following Provisional Sums in their Proposals. Further descriptions can be found within the Schedule of Works Document. (Section 4) - The values in this section are deemed to be net sub-contract values. Main Contract allowances for preliminaries, general attendances, overheads and profits are to be included elsewhere. - The Contractor shall be deemed to have made due allowance in programming, planning, design and other Preliminaries Items for Works covered by the Provisional Sums in this section. The Contractor shall not incorporate any further Provisional Sums into their proposals - The expenditure in part or in full, of Provisional Sums is strictly subject to the approval of the Contract Administrator (CA). The Contractor should in all instances seek approval prior to expenditure in relation to any Provisional Sum.	
3.2	General	
A	Allow a provisional sum of £15,000 for additioanal replacement of unseen damaged roof tiles.	15,000
B	Allow a provisional sum of £5,000 to undertake unforeseen masonry repairs to chimneys stacks.	5,000
C	Allow a provisional sum of £5,000 to undertake unforeseen masonry repairs to elevations.	5,000
D	Allow a provisional sum of £750 to replace the missing decorative cross finial to the Chapel west apex.	750
E	Allow a Provsional sum of £15,000 to replace existing rainwater hoppers with new to match the existing.	15,000
F	Allow a provisional sum of £5,000 to undertake roofing and parapet repairs to west facing bay flat roof of South House.	5,000
H	Allow a provisional sum of £5,000 to undertakerepairs to the lead covered flat roof of South House.	5,000
I	Allow a provisional sum of £5,000 for additional epoxy timber repairs where required.	5,000
Total to Main Summary £		55,750

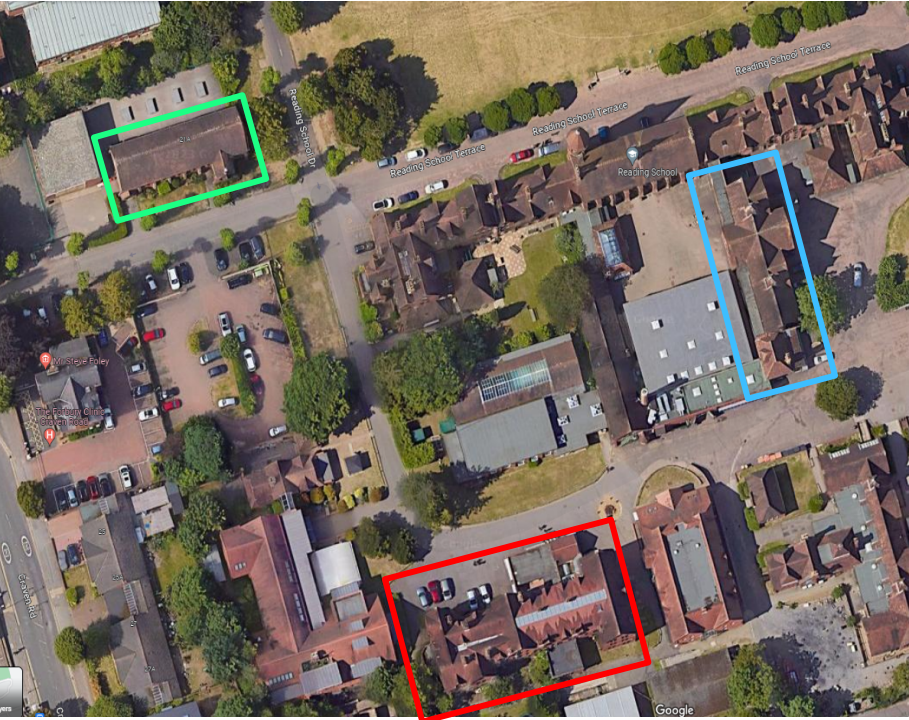
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3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
	General Notes - The following schedule is indicative only and does not constitute a full scope of works for the project. - The schedule has been prepared in order for a detailed cost breakdown to be provided, to aid the assessment of the tender and to assist in the preparation of interim payments. - The Contractor is to take responsibility for the schedule and is to ensure its completeness with regards to the proposed scope of works as defined within the Tender Documents. - The Contractor is to add and omit items to / from the schedule in order to provide a definitive costing for the proposed works. - All items contained within the schedule must be individually priced where ever possible and items should not be grouped together quoting lump sum prices. - The Contractor must report any discrepancies, errors or omissions between the drawings, specification documents or the works required to the CA immediately. - The contractor should note that all items of work contained within this schedule have been described in reasonable detail, but the contractor shall consider them in conjunction with manufacturers recommendations, and actual work on site. The contractor shall include in his price for everything necessary to allow him to carry out the works in the best manner whether specifically mentioned or not. If and where approximate quantities are stated, these are for guidance only and the contractor is to make his own assessment of the actual quantities required by visiting site prior to submitting tender. - The Schedule of Works id to be read in conjunction with the tender drawings, in order to provide accurate tendered costs.	

3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
1.0	Introduction	
1.1	Name: Reading School External Repairs & Remedial Works	
1.2	Location of Works: Reading School - South House, English block and Chapel.	
	 Chapel South House English Block	
1.3	Site Contact / Access Details: See Preliminaries section within this specification.	
1.4	Description of works:	
1.4.1	The proposed works include external repairs to the elevations, roof and windows to the Chapel, South House and English Block only.	
1.4.2	Proposed Works comprise the following: - Replacement of damaged, slipped and missing roof tiling including ridges and verges. - Repairs and repointing of chimney stacks - Repairs and repointing of elevations - Overhaul, repair and replacement of metal rainwater goods and SVPs - Repair and replacement of damaged flashings - Timber repairs to windows and doors - Overhaul of sash and casement windows including replacement sashes and easing of all inoperable windows - Redecoration of all existing previously decorated elements - Specialist stained glass window repairs - Other associated external repairs	

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3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
1.4.3	<u>Works Programming / Phasing</u>	
1.4.3.1	The works are to be undertaken in an occupied educational environment. Therefore the contractor is to consider the use and occupancy of the site as part of phasing the works.	
1.4.3.2	The contractor is to allow for all necessary security checks of staff e.g. DBS	
1.4.3.3	The contractor is to outline their proposals for programming the works below. A project programme must be provided with the tender.	
1.4.3.4	Prior to commencing works on site, the Contractor must produce detailed plans for, tree protection measures, means of access, means of escape and evacuation routes from the building during the course of the works. This is to be issued to the CA and Principal Designer for approval a minimum of two weeks prior to commencement.	
1.4.3.5	The works are to be undertaken in strict accordance with all Statutory Consents and Conditions required by Reading Borough Council Planning Department and Historic England.	
1.4.3.6	The successful Contractor is to undertake the works utilising master craftsman who have the experience, competence and technical skills required to utilise traditional building conservation techniques.	
1.4.3.7	The Contractor is to arrange for inspection by the Building Surveyor, CA and Reading Borough Council Conservation Officer of samples of the following works to agree an acceptable finish before each works element can proceed; - Replacement of damaged roof tiles. - Replacement of metal rain water drainage. - Repairs/replacements to brickwork generally. - Repairs/replacements to brickwork features . - Mortar repairs to brickwork and stonework generally. - Timber repairs/replacements generally.	
1.5	<u>Documents:</u> The documents are as follows; - Pricing Document - Listing Description - Pre-Construction Information	

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3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
1.6.1	This schedule must be read in conjunction with the contract preliminaries, materials and workmanship and drawings.	
1.6.2	The contractor is to review all existing building information including Pre-Construction Information Documentation.	
1.6.3	Prior to commencement on site the Contractor must undertake a comprehensive Photographic Schedule of Condition survey of the surrounding area of the works including adjoining elevations, fencing and landscaping. 2 nr. colour copies of this must be issued on CD to the CA one full week prior to commencement of works on site for prior approval.	
1.7	<u>Construction (Design and Management) Regulations 2015</u>	
1.7.1	The Construction (Design & Management) Regulations 2015 apply in full to these works. The contractor must comply with these regulations and ensure a review in detail the Pre-Construction Information appended to this document.	
1.7.2	The building is to remain in operation through part/all of the works dependant on the school holiday dates. The contractor must maintain safe access routes for all pupils, staff, visitors, deliveries and own workforce. Provide adequate segregation to separate occupied areas from the works.	
1.7.3	The contractor must visit site to ensure he has allowed for all necessary works. The client will not be held responsible for any additional works not included within the submitted tender.	
1.7.4	The Contractor shall be responsible for obtaining any required permission from the Local Authority or other bodies for the positioning of any temporary facilities or structures outside the premises required for completing the works and ensuring all works undertaken comply with current regulations and byelaws.	
1.7.5	The Contractor must report any discrepancies, errors or omissions between the drawings, specification documents or the works required to the CA immediately.	
1.7.6	The Contractor shall be responsible for ensuring all employees including sub-contractors fully understand work in accordance with the site's Rule and Procedures. A copy of these can be viewed by appointment arranged by the CA. All Contractors must wear company clothing and hold ID badges on-site.	
1.7.7	Allow for all arisings to be carted away and disposed off site at Contractors cost, where items are to be set aside, allow to record their condition and for safe and secure storage.	
1.7.8	The Contractor is to allow for removal and safe disposal of all waste from site including skips, chutes and double polythene sheeting for all hazardous waste material in accordance with current Control of Asbestos Regulations 2012 and all Health & Safety legislation.	

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3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
1.7.9	The Contractor must ensure that full access and egress from the property is maintained throughout the duration of the contract and that any scaffolding, access or waste equipment that is erected does not obstruct access or prevent any windows or doors from opening.	
1.7.10	The Contractor is responsible for checking all dimensions on site. Any alterations or amendments are to be confirmed in writing by the CA.	
1.7.11	The Contractor is to allow for full and proper protection of surrounding external elements allowing for making good where necessary.	
2.0	SITE MANAGEMENT AND WELFARE	
2.1	The contractor is to indicate proposed site management and welfare facilities below; No welfare or toilet facilities will be provided by the client.	
2.2	All site operatives must be DBS checked before starting on site and provide copies of approval upon request.	
3.0	SCAFFOLDING	
3.1	The Contractor is to provide full access scaffolding as necessary to undertake the specified works including Monaflex sheeting, sheeting between lifts, tow boards, guard rail, all Health and Safety signage etc., as deemed necessary. Scaffolding must be installed/erected and maintained to current NASCC and national standards. Strike scaffold upon completion and make good any damage incurred to the premises.	
3.2	All existing structures are to be retained throughout the works. Access scaffold will be required to span over all projecting buildings from the main Waterhouse building. Any damage to existing structures arising as a result of scaffold assembly and the works will be made good at the expense of the contractor.	
3.3	The contractor is to allow for safe access in order to carry out all elements of the works. The contractor is deemed to have allowed for all alterations and amendments to the scaffold design to allow works by different trades and operatives needed to complete the works.	
3.4	The Contractor must ensure that full access and egress from the property is maintained throughout the duration of the contract and that any scaffolding, access or waste equipment that is erected does not obstruct access or prevent any windows or doors from opening.	
3.5	The bottom lift of scaffolding is to be double boarded and underlined with reinforced polythene sheeting to minimise the amount of debris falling through the scaffold.	
3.6	The Contractor must allow to supply continuous robust good quality clean debris netting to all scaffolding.	

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3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
3.7	The Contractor must ensure that whilst erecting and dismantling scaffolding that noise is kept to a minimum.	
3.8	The Contractor must allow for obtaining all necessary permissions / licences from the Local Authority for erecting the scaffold either upon or immediately adjacent the public highway and providing all necessary health and safety method statements that may be requested.	
3.9	The Contractor is to allow for removal and safe disposal of all waste from site including skips, chutes and double polythene sheeting for all hazardous waste material in accordance with current Control of Asbestos Regulations 2012 and all Health & Safety legislation.	
3.10	The contractor is to ensure that at all times, scaffolding/access provisions to undertake the works in no way reduces the security of the school where the works are being undertaken. All ladders are to be locked away at second lift level or above at the end of each working day.	
3.11	The contractor is to ensure that the scaffolding is suitably secured and protected from pupils, members of the public and any potential intruders at all times, Confirm to the CA at the pre-start meeting how this will be achieved.	
3.12	The scaffold should comply with BS 1139 and BS 5973 and particular care should be paid to the following; • Tying-in not permitted to reduce or avoid damage to masonry elevations and features • Use of base plates to isolate brick/limestone features or other surfaces from scaffold standings • Avoiding rust staining of the building. • Maintain access into and around the building at all times.	
3.13	When painting and / or spray cleaning is being carried out in the vicinity of members of the public, the contractor is to display adequate warning notices indicating wet paint, spray cleaning, men working overhead, or any other danger.	
3.2	Submit proposals: Submit proposals for all of the above high level access measures including Health and Safety Method Statement and details of proposed specialist sub contractor to be approved in writing by the CA prior to the works commencing on site. The Contractor's attention is drawn to the following features of the building, to adequately protected throughout the works; • Projecting adjacent buildings by South House and English Block. • The entrance doors to all buildings. Submit proposals below;	

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3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
4.0	SITE SETUP	
4.1	All deliveries to the site must be monitored to ensure they do not clash with local traffic. It is recommended deliveries are made between 9:30am and 2:30pm. A banksman must be provided to accompany all deliveries to the site compound. Include for all necessary PPE for the works.	
4.2	The contractor is to allow for regularly removing waste materials from site.	
4.3	All site personnel are not allowed access to the school outside of the site boundary, unless with the written permission of the CA. All site personnel must strictly keep within the site boundaries. The site foreman / manager are to monitor and ensure operatives understand the site boundaries.	
4.4	The contractor is to provide proposals for site set up which will be discussed and agreed at the pre-commencement meeting.	
4.5	The Contractor is to provide all necessary barriers; safety signage and site security required to carry out the works. This must include adequate 1800mm timber hoarding and or "Heras" type fencing around all external works areas and site compounds. The property must remain secure at all times and once works are complete at the end of each day. All necessary lighting, warning and prohibition signs must be provided. The contractor is to ensure that no unauthorised access is permitted within the curtilage of the site.	
4.6	Allow for providing on-site welfare facilities including WCs and a mess area for the duration of the works. The contractor is to ensure that these are well maintained for the duration of the works. The contractor must ensure that all existing service covers, footpaths and other surfaces are adequately protected from damage from the use of site facilities during the works.	
4.7	Access to the site is only permitted for working on the proposed works.	
5.0	ASBESTOS REMOVAL	
5.1	Option 1 - Removal Asbestos Consultant Appointed by Reading School	
5.1.1	An asbestos Refurbishment and Demolition Survey and associated removal works are to be carried out by an asbestos consultant provided for by the school. The main contractor is to provide access to site to carry out a Day 1 Asbestos Refurbishment and Demolition Survey once a scaffold has been erected. The contractor should accommodate this within their project programme.	

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3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
5.2	Option 2 - R&D Survey and Removal Works	
5.2.1	A copy of the existing internal Asbestos Register shall be appended to this document. The contractor should review the register prior to occupation and ensure that a copy is made available to all sub-contractors etc. at tender stage.	
5.2.2	Instruct UKAS accredited Asbestos Surveying Specialists to undertake full Refurbishment and Demolition (R&D) Surveys of each building prior to commencement of the works. Allow for all necessary asbestos air sampling, fibre identification, bulk sampling and bulk sample identification. All work to be carried out in accordance with Health & Safety Executive (HSE) guidelines, including The Analysts' Guide (HSG248), Asbestos: The Survey Guide (HSG264) and the Control of Asbestos Regulations 2012.	
5.2.3	Contractor to allow for the safe removal and disposal of all asbestos containing materials identified within the R&D Surveys affected by these works prior to commencing full refurbishment works.	
5.2.4	The Contractor is to allow for removal and safe disposal of all hazardous waste from site including skips, chutes and double polythene sheeting for all hazardous waste material. All work to be carried out in accordance with Health & Safety Executive (HSE) guidelines, including The Analysts' Guide (HSG248), Asbestos: The Survey Guide (HSG264) and the Control of Asbestos Regulations 2012.	
5.2.5	The roof to the armoury store of English block is known to be asbestos (type unconfirmed). This roof is proposed to be removed and replaced with an insulated metal sheet roof.	
5.2.6	The Contractor is to indicate their combined price for Items 5.2.1 - 5.2.5 below; £ _____	
6	CLEANING AND COMPLETION	
6.1	The Contractor is to ensure that all works undertaken are compliant and in accordance with this specification and Listed Building Consents and Conservation Officer's requirements.	
6.2	Leave the property clean and tidy upon completion to the satisfaction of the CA including the removal of all debris ready for inspection and handover.	
6.3	Provide and ensure that the Health and Safety File and Building Manual for the works has been issued to the Principal Designer for comment at least one week prior to completion (2no USB copies). The Health and Safety file is to include all operation and maintenance information for the works.	
6.4	Provide evidence to the CA of all guarantees as detailed within this document and M&W clauses.	

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3.1 - SCHEDULE OF WORKS - GENERAL ITEMS

Ref.	Description	£
6.5	The contractor is to clean all the window and door glazing and frames internally and externally throughout.	
6.6	The contractor is to ensure that upon completion of the works, all the insurance backed guarantees covering the external works, including the installation and workmanship etc., are to be handed to the CA and included within the O&M Manuals for the works.	

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3.2 - CHAPEL

Ref.	Description	£
3.2.1	ROOF WORKS	
3.2.1.1	<u>Main Roof</u>	
.01	Allow to inspect all ridge tiles and to lift and re-bed any loose and debonding ridge tiles.	600
.02	Allow to carefully remove 1nr of both styles of ridge tile (2nr) and to provide to clay tile manufacturer for reproduction of copies and reinstate.	Included
.03	Supply and install 12nr replacement ridge tiles (10 nr solid, 2nr with holes).	610
.04	Carefully brush clean all moss and lichen of the existing roof and dispose.	Included
.05	Allow to remove all existing broken and cracked tiles and dispose. Supply and install new clay tiles to match the existing. Allow for 120 nr plain tiles at £5 per tile and 60nr fish scale tiles at £10 for pricing purposes.	2,650
.06	Allow to remove 25nr existing square tiles where installed on fish scale rows and to replace with fish scale tiles.	250
.07	Carefully rake out by hand to a depth of 20-25mm the existing mortar to the underside of the verge underclock tiles. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	600
.08	Carefully rake by hand to a depth of 20-25mm the existing mortar to both verges at the apex and where cracked. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	Included
3.2.1.2	<u>Porch Roof</u>	
.01	Carefully brush clean all moss and lichen of the existing roof and dispose.	550
.02	Reset 3nr slipped tiles to east facing pitch	Included
.03	Lift and set aside all tiles to west facing pitch. Allow for inspection by CA.	Included
.04	Provisional Item: Allow to remove and replace all timber battens with new 25x32mm treated timber battens. This item to be expended in part or whole only upon the written instruction of the CA.	20,000

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3.2 - CHAPEL

Ref.	Description	£
.05	Remove and dispose existing lead flashings and soakers to the west facing pitch. Install new Code 4 lead soakers and stepped flashings to match the existing. Point in lead flashings with 1:1:6 mortar.	1,950
.06	Re hang existing tiles previously set aside to match the existing pattern with fish scale bands at every third course.	600
.07	Lift and replace 1nr broken ridge tile. New ridge tile to match the existing.	Included
.08	Carefully brush clean all moss and lichen of the existing roof and dispose.	Included
3.2.1.3	<u>Vestry Roof</u>	
.01	Carefully brush clean all moss and lichen of the existing roof and dispose.	550
.02	Reset 5nr slipped tiles and replace 1nr missing tile.	50
.03	Remove and dispose existing lead flashings to the east facing pitch at the abutment with the south wall (above the basement steps). Install new Code 4 lead stepped flashings to match the existing. Point in lead flashings with 1:1:6 mortar.	1,950
.04	Replace 1nr broken ridge tile with new to match existing	Included
.05	Carefully rake by hand to a depth of 20-25mm the existing verge mortar. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	600
3.2.2	CHIMNEY	
.01	Carefully rake by hand to a depth of 20-25mm the top 8nr courses of brickwork to the chimney plus and additional 2m2 to the west facing elevation of the chimney. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	1,500
.02	Allow to break out chimney flaunching and to reform the flaunching. Include to temporarily remove the existing aluminium flue and reinstate upon completion. This item to be expended in part or whole only upon the written instruction of the CA.	Included

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3.2 - CHAPEL

Ref.	Description	£
3.2.3	RAINWATER GOODS	
.01	Clean all gutters and overhaul all joints and leave in good condition with no leaks.	550
.02	Remove and refix guttering and rainwater pipe between 3rd and 4th buttress on north elevation	Included
.03	Remove existing uPVC rainwater pipe on the north elevation and dispose. Supply and install new Alumasc cast iron rainwater pipe to match the existing pipes in colour and dimension. Include or all brackets, shoes etc to complete the installation.	800
.04	Remove existing rainwater pipe to the east side of the entrance porch on the south elevation and dispose. Supply and install new Alumasc cast iron rainwater pipe to match the existing pipes in colour and dimension. Include or all brackets, shoes etc to complete the installation.	800
3.2.4	ELEVATIONS	
3.2.4.1	<u>Generally</u>	
.01	Remove all ivy from north, south and east elevations and dispose.	850
.02	Remove all moss and other flora from buttresses and elevations and dispose	Included
.03	Clean brickwork where heavily stained as identified on drawings, approximately 10m2 (using a non abrasive solution/method). Before cleaning allow to provide a trial clean to a section of brickwork, (location TBC) roughly 2m2 to evaluate the selected cleaning process. Areas of required cleaning are to be agreed in advance with the Design Team and the CA.	600
.04	Carefully rake by hand, all out loose and defective mortar to buttresses and elevations in isolated areas on all facades and finish with a neat joint to match the existing. Allow the following at £30 per m2 North elevation - 25m2 + entire 4th buttress West elevation - 6m2 South elevation - 27m2 (inc Vestry and porch) East elevation - 3m2	1,850
.05	Allow to carefully rake out and repoint all moulded bricks to window surrounds on all elevations.	300

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READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.2 - CHAPEL

Ref.	Description	£
.06	Carefully cut out decayed and badly spalled bricks and replace with new bricks to match the existing. New brickwork to be reclaimed or heritage effect to match the appearance of the existing. Allow the following: North elevation - 1 nr West elevation - 2nr South elevation - 14m2 (inc Vestry and porch) East elevation - 0	950
.07	Carefully cut out decayed and badly spalled special cant bricks to buttresses and replace with new bricks to match the existing. New brickwork to be reclaimed or heritage effect to match the appearance of the existing. Allow the following: North elevation - 10nr West elevation - 2nr South elevation - 15nr (inc Vestry and porch) East elevation - 0	735
.08	Allow to remove loose and flaking surface to mildly spalled bricks. Reface bricks with specialist weatherproof brick bonding material incorporating dyes to match the existing colour of the brickwork and sand to match texture of the existing. Allow to reface 25nr bricks. Exact bricks to be confirmed.	850
.09	Supply and replace 6nr missing dentil bricks to north elevation and south elevations. Include to replace 1nr missing brick below missing dentil above the basement steps.	1,025
.10	Allow to securely fix all loose cables.	Included
.11	Carefully cut our redundant cable / fixings for former light over entrance door and make good.	Included
3.2.5	DECORATION	
<i>N.B.</i>	<i>The existing paint to the English Block windows has been analysed and confirmed as having a lead content of 5.5%. It should be assumed that lead paint has been applied to all surfaces and appropriate measures for preparation and redecoration must be undertaken.</i>	
.01	Thoroughly prepare all window grilles for redecoration ensuring no loose or flaking paint ensuring feather edge. Overhaul all hinges and fixtures and fittings.	850
.02	Decorate all window grilles with wet flattening method leaving no loose or flaking paint and decorate with 1nr coat Dulux Trade Metalshield Zinc Phosphate Primer followed by 2nr full coats of Dulux Trade Metalshield Satin. Colour to match the existing.	1,700

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READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.2 - CHAPEL

Ref.	Description	£
.03	Thoroughly prepare all gutters, down pipes and associated brackets and fittings ready for redecoration.	600
.04	Decorate all rainwater goods with 1nr coat Dulux Trade Metalshield Quick Dry Primer followed by 2nr full coats of Dulux Trade Metalshield Satin. Colour to match the existing.	1,700
.05	Allow to treat all timber supports for snow guards with 1nr coat Dulux Trade All purpose Primer and decorate followed by 2nr coats of Dulux Trade Weathershield Exterior High Gloss, colour to be confirmed.	1,700
.06	Thoroughly prepare existing timber cross and framing to dormer on south elevation to remove all loose and flaking paint. Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	850
.07	Thoroughly prepare existing doors and frame to nave and vestry and redecorate with Sikkens Cetol Filter 7 Plus. Include to prepare and decorate decorative hinges with Dulux Trade Metalshield Gloss.	350
.08	Allow to cut out areas of decayed timber in isolated areas and pre-treat with RepairCare Dry Fix Uni. Apply DryFlex 16 to form the repair in strict accordance with manufacturers instructions. (Repair Care International Ltd, 01827 302 517, www.repair-care.co.uk). Include to cut out and repair base of door frames and cracking to doors.	400
.09	Thoroughly prepare existing basement door and frame. Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	350
.10	Thoroughly prepare existing metal railings to basement stairs with wet flattening method leaving no loose or flaking paint and decorate with 1nr coat Dulux Trade Metalshield Zinc Phosphate Primer followed by 2nr full coats of Dulux Trade Metalshield Satin. Colour to match the existing.	350
.11	Thoroughly prepare existing metal boot scrapers by nave and vestry doors and decorate with 1nr coat Dulux Trade Metalshield Zinc Phosphate Primer followed by 2nr full coats of Dulux Trade Metalshield Satin. Colour black to match the existing.	350

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.2 - CHAPEL

Ref.	Description	£
3.2.6	WINDOWS	
.01	Allow for lead window repairs and elemental stained glass re-glazing by specialist contractor.	10,000
.02	Allow to remove the existing mesh from the round windows and reinstall new mesh to both gables to match the existing.	900
3.2.7	SERVICES	
.01	Remove all insulation from the water standpipe by the vestry and dispose, circa 6lm. Supply and install new pipe insulation and finish in ProClad 150 weatherproofing Jacketing System, colour Black. (www.Protechglobal.co.uk)	850
.02	Remove all lagging and insulation from the pipe within the basement stair core (entering basement above door) and dispose, circa 6lm. Supply and install new pipe insulation to match the existing include for abutting corner joints. Wrap new insulation in ProClad 150 weatherproofing Jacketing System, colour Black. (www.Protechglobal.co.uk)	850
Total to Main Summary £		63,570

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
3.3.1	ROOF WORKS	
3.3.1.1	<u>Main Roof</u>	
.01	Allow to inspect all ridge tiles and to lift and re-bed any loose and debonding ridge tiles. Allow to lift and re-bed 10nr.	900
.02	Carefully brush clean all moss and lichen of the existing roof and dispose.	Included
.03	Allow to remove all existing broken and cracked tiles and dispose. Supply and install new clay tiles to match the existing. Allow for 35nr plain tiles at £5 per tile for pricing purposes.	1,025
.04	Allow to rake out and repoint moulded brickwork immediately below verges to large east facing gables.	1,500
3.3.1.2	<u>South facing pitch western end over Housemasters Accommodation</u>	
.01	Strip back 1m of tiles to the full height of the verge on the south facing pitch over Housemasters Accommodation. Set aside tiles	850
.02	Recover roof with new Tyvek breathable membrane, new 25x32mm treated timber battens and reinstate existing clay tiles previously set aside.	11,000
.03	Remove existing timber fascia and box end to south elevation east facing gable over Housemasters Accommodation and renew with new 19mm softwood. Allow to treat, prime and decorate as detailed below.	1,950
.04	Remove existing timber fascias between dormers and replace with new 19mm softwood. Allow to treat, prime and decorate as detailed below.	1,950
3.3.1.3	<u>Dormers</u>	
.01	Allow to inspect all ridge tiles and to lift and re-bed any loose and debonding ridge tiles. Allow to lift and rebed 12nr ridge tiles	900
.02	Splice repair existing timber fascias to north facing dormers at the western end (2nr repairs n/c 0.5m length). Include to replace 4nr timber box ends.	1,250
.03	Allow to renew lead flashing to south facing western dormer with new Code 4 lead flashing.	1,050

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
3.3.1.4	<u>Pitched roof over Junior Common Roof (north facing lean-to)</u>	
.01	Remove and dispose existing clay tiles, timber battens and sarking.	1,450
.02	Recover roof with new Tyvek breathable membrane, new 25x32mm treated timber battens and new clay tiles to match the existing.	3,650
.03	Include to remove and dispose existing lead flashings and soakers and to install new Code 4 lead soakers and stepped flashings to match the existing. Point in lead flashings with 1:1:6 mortar. Existing roof window and lead cloak to be retained.	1,950
3.3.1.5	<u>Pitched Roof Over Medical Room (north elevation)</u>	
.01	Carefully rake by hand to a depth of 20-25mm the existing mortar verge to 1st floor gable wall overlooking north flat roof (above Medical Room). Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	1,550
3.3.1.6	<u>Valley gutters</u>	
.01	Allow to repair 2nr lead formed box ends to valley gutters on the south elevation with welded repairs	950
.02	Allow to renew the lead lined valley gutter to the pitched roof over the Housemasters Accommodation entrance lobby on the north facing elevation.	950
3.3.2	FLAT ROOFS	
3.3.2.1	<u>East Facing Flat roof over entrance</u>	
.01	Carefully brush clean all moss and lichen of the existing roof and dispose.	550
.02	Rake out flaunching to perimeter of parapet wall to base is brick on edge copings (inside face). Remove all flora, Replace flaunching within new 1:1:6 cement mortar with neat fillet.	900
3.3.2.2	<u>South Facing Flat Roof</u>	
.01	Carefully clean roof covering to remove all debris and moss.	550
3.3.2.3	<u>West Facing Flat Roof to bay</u>	
.01	NOT INSPECTED	

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
3.3.2.4	<u>North Facing Flat Roof over stores</u>	
.01	Cut out 1nr blister 300mm dia and 2nr blisters 100mm x 1200mm. Allow to remove any damaged PIR insulation and replace with new to match the existing. Path repair with SBS premium grade 2 layer felt.	1,100
.02	Supply and install code 4 lead flashing to upstand to gable and fix in position with lead clip and finish with lead-mate replacement mortar including to dress non dressed section of felt into joint. Include to re-seal 2nr loose alp joints	1,900
.03	Allow to rake out and repoint 2m of roofing felt at the abutment with the north elevation	900
.04	Carefully clean roof covering to remove all debris and moss.	Included
3.3.3	CHIMNEY	
.01	Allow access for CA and Clients' structural Engineer to undertake a detailed	1,100
.02	Carefully rake by hand to a depth of 20-25mm the north and east facing elevation of the western chimney, full height. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	2,550
.03	Carefully rake by hand to a depth of 20-25m, 2m2 on southern western chimney. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	600
.04	Remove the existing flashing and soakers to the rear of the western chimney and renew with code 4 lead soakers and flashing to match the existing.	1,100
.05	Allow to break out chimney flaunching and to reform the flaunching. Allow to reflaunch 9nr chimneys at £120per chimney. This item to be expended in part or whole only upon the written instruction of the CA.	1,080

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
3.3.4	RAINWATER GOODS AND PIPES	
.01	Remove all gutters and downpipes to all elevations and dispose.	6,000
.02	Supply and install new gutters and downpipes with new brackets and fixings to match the existing. All new elements to be powder coated aluminium Traditional Victorian Ogee gutters and round downpipes. Allow for 125mm gutters and 76mm circular downpipes. Allow for all stop ends, angles, rafter arms, fascia brackets, unions, shoes, outlets, angles etc to complete the installation. Marley Alutec, tel: 01234 359438, www.marleyalutec.co.uk	45,000
.03	Allow to supply and install 125mm leaf guard into all gutters.	Included
.04	Allow to remove all existing hoppers and for inspection by CA. Allow to reinstate after inspection.	Included
.05	Allow to replace 4nr hoppers with new cast iron hoppers, purpose made to match the existing.	500
.06	Remove the existing lead hopper and outlet at north west corner at base of valley and renew with new code 6 lead hopper. Reform outlet.	500
.07	Include to remove the gutters and downpipes to the Borders Courtyard and renew with 100mm half round gutters and 63mm downpipes with new brackets and fixings to match the existing. All new elements to be powder coated aluminium Traditional Half Round gutters and round downpipes. Allow for 2nr stop ends, angles, fascia brackets, unions, shoes, outlets, etc to complete the installation. Include to install uPVC balloon leaf guard to outlets.	9,750
.08	Remove existing soil and vent pipe to the east side of the south elevation and dispose. Supply and install new Traditional LCC cast iron soil system to match the existing pipes in colour and dimension with cold jointing. Install with wet caulking cord to sockets and sealed over with CT1 black sealant in accordance with manufacturers requirements. Include for all brackets with ears, bends, offsets, branch connectors, sockets etc to complete the installation. Fix existing branch pipes into new stack. Rainclear System, tel: 0800 644 4426, www.rainclear.co.uk).	1,350

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
.09	Remove existing grey water /soil and vent pipe within the Housemasters garden and dispose. Supply and install new Traditional LCC cast iron soil system to match the existing pipes in colour and dimension with cold jointing. Install with wet caulking cord to sockets and sealed over with CT1 black sealant in accordance with manufacturers requirements. Include or all brackets with ears, bends, offsets, branch connectors, sockets etc to complete the installation. Fix existing branch pipes into new stack. Rainclear System, tel: 0800 644 4426, www.rainclear.co.uk).	1,350
.10	Allow to replace white uPVC branch pipes on south elevation with new black cast iron branch pipes to match	800
.11	Wash clean 2nr lead soil pipes	Included
3.3.5	ELEVATIONS	
	<i>N.B New brickwork is to be reclaimed or heritage effect to match the appearance of the existing</i>	
3.3.5.1	<u>Generally</u>	
.01	Remove all growing an dead ivy, buddleia and other flora from south and west elevations and dispose. Include to remove flora etc to castellations to south elevation flat roof extension.	1,450
.02	Clean brickwork where heavily stained as identified on drawings, approximately 20m2 (using a non abrasive solution/method). Before cleaning allow to provide a trial clean to a section of brickwork, (location TBC) roughly 2m2 to evaluate the selected cleaning process. Areas of required cleaning are to be agreed in advance with the Design Team and the CA.	900
.03	Carefully rake by hand, all out loose and defective mortar to elevations in isolated areas on all facades and finish with a neat joint to match the existing. Allow the following at £30 per m2 North elevation - 22m2 West elevation - 5m2 South elevation - 56m2 East elevation - 3m2 (generally to corbels)	2,580
.04	Rake out 20-25mm pointing to the top 8 courses of brickwork to south facing wall of square entrance bay to East elevation. Repoint with new 1:1:6 mortar with struck face to match the existing.	900

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
.05	Rake out 20-25mm pointing to the top 3 courses of brickwork to south facing wall of south facing ground floor extension. Repoint with new 1:1:6 mortar with struck face to match the existing.	600
.06	Rake out 3nr bedding joints on south facing elevation eastern end (every 3rd row) to 50mm depth and 1m width at area of cracking at eastern end of building. Form Helifix repair with Helifix tie and Helifix mortar. Repoint in 1:1:6 mortar, colour to match the elevation.	900
.07	Carefully cut out 3nr decayed and badly spalled bricks on the north elevation and replace with new bricks to match the existing. New brickwork to be reclaimed or heritage effect to match the appearance of the existing. Exact locations to be confirmed.	600
.08	Carefully cut out 2nr decayed and badly spalled special cant bricks to 2nr window sills on the south elevation and replace with new bricks to match the existing. New brickwork to be reclaimed or heritage effect to match the appearance of the existing.	600
.09	Allow to remove loose and flaking surface to mildly spalled bricks. Reface bricks with specialist weatherproof brick bonding material incorporating dyes to match the existing colour of the brickwork and sand to match texture of the existing. Allow to reface 25nr bricks. Exact bricks to be confirmed. North elevation - 2nr by western entrance door West elevation - 2nr South elevation - 7nr East elevation - 6nr Chimneys generally - 8nr	850
.10	Remove existing timber fascia to north facing elevation of Medical Room and replace with new 19mm timber fascia. Include to prime and decorate with undercoat and 2nr full coats gloss paint as detailed below.	1,950
.11	Install new brick where missing to south elevation at underside of gable verge where brick previously removed for lead soil pipe.	50
.12	Allow to make good all existing penetration holes to all elevations. Allow a Provisional Quantity of 8nr holes n/e 20mm at £25 per hole.	200

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
3.3.6	DECORATION	
<i>N.B.</i>	<i>The existing paint to the English Block windows has been analysed and confirmed as having a lead content of 5.5%. It should be assumed that lead paint has been applied to all surfaces and appropriate measures for preparation and redecoration must be undertaken.</i>	
3.3.6.1	<u>Metal Work</u>	
.01	Thoroughly prepare with wet flattening method, all retained metal elements previously decorated for redecoration ensuring no loose or flaking paint ensuring feather edge and wash down.	Included
.02	Decorate all railing to the flat roof over the east facing entrance, south facing elevation, flat roof to west bay and flat roof over Medical Room. Decorate with 1nr coat Dulux Trade Metalshield Zinc Phosphate Primer followed by 2nr full coats of Dulux Trade Metalshield Satin. Colour to match the existing.	1,950
.03	Thoroughly prepare existing metal vents to walls at high and low levels, exposed steel structural restraint stays and exposed steel beam ends and redecorate to match the existing as detailed above with wet flattening method leaving no loose or flaking paint and decorate with 1nr coat Dulux Trade Metalshield Zinc Phosphate Primer followed by 2nr full coats of Dulux Trade Metalshield Satin. Colour to match the existing.	1,950
.04	Allow to decorate the new LCC soil stack with 1nr full coat Dulux Trade Metalshield Satin, full height to touch up any scuffs.	250
3.3.6.2	<u>Timber Work</u>	
.01	Thoroughly prepare existing doors and frames (10nr single, 2nr double). Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	500
.02	Thoroughly prepare existing timber sash, casement and pivot windows (168nr). Undertake timber and putty repairs as detailed below.	8,400
.03	Redecorate all window frames, and timber elements with Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	10,000

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
.04	Decorate the timber columns and soffit in the Boarders Courtyard yard area with 2nr coats Dulux Trade Dulux Trade Weathershield Exterior High Gloss	800
.05	Include to lift and remove the floor grates over the coal chute and set aside. Redecorate the window / doors as described below and reinstate floor grate.	100
3.3.6.3	<u>Brickwork</u>	
.01	Prepare existing painted brickwork and rendered areas in Boarders courtyard area and area behind the Medical Room by washing down and removing all loose and flaking paint. Redecorate with 2nr coats Dulux Trade Weathershield Maximum Exp Smooth Masonry Paint, colour to match the existing.	800
3.3.6.3	<u>uPVC</u>	
.01	Prepare existing uPVC drainage branch pipes and decorate with Dulux Trade Weathershield Exterior High Gloss, colour to match to be confirmed.	350
3.3.7	WINDOWS	
.01	Allow for lead window repair to Housemaster's entrance lobby by stained glass re-glazing by specialist contractor.	1,000
.02	Allow to overhaul all sash windows and to include to replace all missing or broken sash cords, replace missing or re-fix loose latches, servicing of pullies and re-balancing of weights. Allow to overhaul 139nr windows at £100 per window and leave in full operational condition.	13,900
.03	Allow to supply and install new draught proofing seals to all sash windows. Allow to install to 139nr seals at £10 per window.	1,390
.04	Allow to rake out all loose and cracked putty and sand rebate. Prime and re-putty with RepairCare Dry Seal MP Multi-purpose putty replacement, colour white (Repair Care International Ltd, 01827 302 517, www.repair-care.co.uk). Allow to re-putty 103nr windows. Apply in strict accordance with manufacturers recommendations.	3,090
.05	Allow to cut out areas of decayed timber in isolated areas and pre-treat with RepairCare Dry Fix Uni. Apply DryFlex 16 to form the repair in strict accordance with manufacturers instructions. (Repair Care International Ltd, 01827 302 517, www.repair-care.co.uk). Include to cut out and repair base of door frames and cracking to doors.	400

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.3 - SOUTH HOUSE

Ref.	Description	£
.06	Remove 2nr existing sash windows to 2nd floor west facing window (south side of bay) and dispose. Supply and install new double glazed heritage sash windows to match the existing in appearance by Whyte and Wood (tel: 01753 415753 , www.whyteandwood.com) or similar to CAs approval. Include for standard range ironmongery. timber to be Accoya or hardwood.	7,250
3.3.8	SERVICES	
	Allow to clean and test security luminaire in Housemasters garden.	50
3.3.9	MISCELLANEOIUS REPAIRS	
.01	Hack out cracked and failed flaunching to 1nr back inlet gulley surround in the Borders Courtyard and 1nr by Housemasters Accommodation on north elevation . Make good damaged brickwork and re-form flaunching with 1:1:5 mortar	350
.02	Jet wash brick setts to Borders Courtyard floor. Rake out all flora in brick setts and apply proprietary herbicide. Repoint with 1:1:5 mortar	400
.03	Make good area of missing stone support to column footing in Borders Courtyard.	550
.04	Allow to rod floor gullies and ensure free flowing	350
.05	Include to clear out all debris from the coal chute and dispose.	Included
.06	Allow to securely fix all loose cables.	Included
.07	Allow to remove 3nr trees to west facing elevation of south extension in Housemasters Garden and dispose. Grind out stumps and dispose all arisings.	700
Total to Main Summary £		176,565

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.4 - ENGLISH BLOCK

Ref.	Description	£
3.4.1	ROOF WORKS	
3.4.1.1	<u>Main Roof</u>	
.01	Allow to inspect all ridge tiles and to lift and re-bed any loose and debonding ridge tiles. Allow to rebed 6nr tiles and replace 6nr tiles with new to match the existing.	600
.02	Carefully brush clean all moss and lichen of the existing roof and dispose.	Included
.03	Allow to remove all existing broken and cracked tiles and dispose. Supply and install new clay tiles to match the existing. Allow for 150 nr plain tiles at £5 per tile for pricing purposes.	2,200
.04	Carefully rake out by hand to a depth of 20-25mm the existing mortar verge to the north, west and south gables. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	600
.05	Carefully rake by hand to a depth of 20-25mm the existing mortar to both north and south verges to the main roof. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	Included
.06	Remove existing timber soffit and fascia to the north facing eaves of the courtyard (west) facing dormer) and dispose.	550
.07	Supply and fix new 21mm treated timber fascia board and 9mm soffit to match the existing. Suitably prime and leave ready for decoration later described.	1,400
3.4.1.2	<u>Hipped Roof to Armoury Building (southern end of block)</u>	
.01	Lift and re-bed all ridge tiles. Include to replace 3nr tiles with new to match the existing.	600
.02	Remove all slipped and damaged bonnet hip tiles and dispose. Supply and install 40nr replacement clay bonnet hip tiles.	750
.03	Allow to remove all existing broken and cracked tiles and dispose. Supply and install new clay tiles to match the existing. Allow for 30 nr plain tiles at £5 per tile and 10nr fish scale tiles at £10 for pricing purposes.	1,100
.04	Remove the existing lead flashing to the base of the window beneath 1st floor dormer and dispose. Supply and in stall new Code 4 lead flashing to match the existing.	600

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.4 - ENGLISH BLOCK

Ref.	Description	£
3.4.1.3	<u>Couplas</u>	
.01	Supply and install 1nr new clay tiles to match the existing where tile is missing.	50
.02	Clean the lead finials by removing the stains with a nylon brush or scourer, wash with clean water and allow to dry. Apply 2nr coats of patination oil with a soft cloth	2,500
3.4.1.4	<u>Asbestos Profiled Sheet Roof to Armoury</u>	
N.B	<i>The existing mono pitched roof covering is asbestos profiled sheet on insulation (northern half) on (assumed) vapour barrier on plywood boarding. The roof stricture is fixed onto heavy duty EML connected to an alarm system. Works to the roof shall be programmed to provide an 8 week lead-in period to allow client programming for storage re-location and temporary disconnection of the alarm system.</i>	
.01	Remove existing asbestos roof sheets and insulation and dispose. Include for removal of all existing flashings and fascia boards.	1,000
.02	Supply and install new Euroclad Roofspan fire resistant sandwich panel roof with stonewool insulation. With core thickness of 100mm in strict accordance with manufacturers instructions.	10,000
.03	Include to supply and install new galvanised steel cladding rails to existing rafters if required to facilitate installation.	2,500
.04	Install new lead replacement flashings chased into existing brickwork with Leadax original flashing or similar to CA's approval.	800
.05	Include to replace existing timber fascia with new 19mm timber fascia to match the existing. Suitably prepare and leave ready for decoration as described below.	3,350
.06	Include to supply and install new powder coated verge trim to match the new roof panel	3,750
.07	Include to replace existing rainwater goods beneath the roof eaves and supply and install new gutter and downpipes as previously described.	4,200
.08	New roof panels and trims to be manufactured to suit dimensions. No cut edges to be made on site. Any exposed cut edges must be suitably treated and decorated with proprietary paints to prevent possible future cut edge corrosion.	Included

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.4 - ENGLISH BLOCK

Ref.	Description	£
3.4.2	RAINWATER GOODS AND PIPES	
.01	Remove all gutters and downpipes to all elevations and dispose.	4,000
.02	Supply and install new gutters and downpipes with new brackets and fixings to match the existing including to replace missing sections. All new elements to be powder coated aluminium Traditional Victorian Ogee gutters and round downpipes. Allow for 125mm gutters and 76mm circular downpipes. Allow for all stop ends, angles, rafter arms, fascia brackets, unions, shoes, outlets, angles etc to complete the installation. Marley Alutec, tel: 01234 359438, www.marleyalutec.co.uk	30,000
.03	Allow to supply and install 125mm leaf guard into all gutters.	Included
3.4.3	CHIMNEY	
.01	Carefully rake by hand to a depth of 20-25mm the coping bricks to the chimney at the southern end of the building. Repoint with 1:1:5 mortar and finish with a neat joint to match the existing	1,700
.02	Allow to break out chimney flaunching and to reform the flaunching. This item to be expended in part or whole only upon the written instruction of the CA.	120
3.4.4	ELEVATIONS	
	<i>N.B New brickwork is to be reclaimed or heritage effect to match the appearance of the existing</i>	
.01	Clean moss off all 1st floor banding course to full length of both east and west elevations	850
.02	Carefully remove 3nr bricks to apex of north facing gable where loose. Reset bricks with new 1:1:6 mortar.	325
.03	Clean brickwork where heavily stained as identified on drawings, approximately 10m2 (using a non abrasive solution/method). Before cleaning allow to provide a trial clean to a section of brickwork, (location TBC) roughly 2m2 to evaluate the selected cleaning process. Areas of required cleaning are to be agreed in advance with the Design Team and the CA.	600

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.4 - ENGLISH BLOCK

Ref.	Description	£
.04	Carefully rake by hand, all out loose and defective mortar to elevations in isolated areas on all facades and finish with a neat joint to match the existing. Allow the following at £30.00 per m2 North elevation - 0m2 West elevation - 7m2 South elevation - 0m2 East elevation - 4m2	330
.05	Rake out 20-25mm pointing to 3 courses above double doors circa 20 lin m. Repoint with new 1:1:6 mortar with struck face to match the existing.	600
.06	Carefully cut out 40nr decayed and badly spalled special cant bricks immediately below 8nr windows on the west elevation and replace with new bricks to match the existing. New brickwork to be reclaimed or heritage effect to match the appearance of the existing.	750
.07	Cut out damaged bricks by double door reveals (4nr) on west facing elevation. Supply and install new bricks to match the existing and point in with mortar to match.	200
.08	Cut out damaged bricks by double door reveals on west facing elevation. Supply and install new bricks to match the existing and point in with mortar to match.	200
.09	Cut out damaged bricks at low level to righthand side of double door on west elevation. Supply and install new bricks (6nr) to match the existing and point in with mortar to match.	225
.10	Allow to make good all existing penetration holes to all elevations. Allow a Provisional Quantity of 10nr holes n/e 20mm at £25 per hole.	250
.11	Allow to remove the existing mesh from the arrow slit windows to all gables (15nr). Form new soft wood timber frame to suit opening size and install with new wire mesh. Allow to prime, undercoat and top coat decorate all frames as detailed below prior to installation.	3,400

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.4 - ENGLISH BLOCK

Ref.	Description	£
3.4.5	DECORATION	
<i>N.B.</i>	<i>The existing paint to the windows has been analysed and confirmed as having a lead content of 5.5%. It should be assumed that lead paint has been applied to all surfaces and appropriate measures for preparation and redecoration must be undertaken.</i>	
3.4.5.1	<u>Metal Work</u>	
.01	Thoroughly prepare with wet flattening method, all retained metal elements previously decorated for redecoration ensuring no loose or flaking paint ensuring feather edge and wash down.	Included
.02	Decorate metal security gates (2nr) and metal doors (3nr). Decorate with 1nr coat Dulux Trade Metalshield Zinc Phosphate Primer followed by 2nr full coats of Dulux Trade Metalshield Satin. Colour to match the existing.	700
.03	Include as above to prepare and decorate the metal gate post to the south elevation.	200
3.4.5.2	<u>Timber Work</u>	
.01	Thoroughly prepare existing doors and frames (3nr single, 1nr double). Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	250
.02	Thoroughly prepare existing timber sash, casement and pivot windows (168nr). Undertake timber and putty repairs as detailed below.	8,400
.03	Redecorate all window frames, and timber elements with Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	10,000
.04	Thoroughly prepare timber louvres and frame to couplas. Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 3nr coats Dulux Trade Classic Select Woodstain.	5,000

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.4 - ENGLISH BLOCK

Ref.	Description	£
.05	Thoroughly prepare existing soffits, fascias and rafter feet to hipped roof building to the south end of the block removing all loose and flaking paint. Remove and treat any mould, algae, lichen or moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash. Redecorate with 1nr coat Dulux Trade Quick Dry Wood Primer Undercoat, followed by 2 coats of Dulux Trade Weathershield Exterior High Gloss, colour matched to match existing.	1,000
3.4.5.3	<u>Render</u>	
.01	Prepare existing painted rendered areas by Hall staff entrance by washing down and removing all loose and flaking paint. Redecorate with 2nr coats Dulux Trade Weathershield Maximum Exp Smooth Masonry Paint, colour to match the existing.	400
.02	Prepare existing painted soffit board by Hall staff entrance by washing down and removing all loose and flaking paint. Redecorate with 2nr coats Dulux Trade Weathershield Maximum Exp Smooth Masonry Paint, colour to match the existing.	400
3.4.6	WINDOWS	
.01	Allow for lead window repair to west elevation by stained glass re-glazing by specialist contractor.	5,000
.02	Allow to overhaul all sash windows and to include to replace all missing or broken sash cords, replace missing or re-fix loose latches, servicing of pullies and re-balancing of weights. Allow to overhaul 55nr windows at £100 per window and leave in full operational condition.	5,500
.03	Allow to supply and install new draught proofing seals to all sash windows. Allow to install to 73nr seals at £10 per window.	730
.04	Allow to rake out all loose and cracked putty and sand rebate. Prime and re-putty with RepairCare Dry Seal MP Multi-purpose putty replacement, colour white (Repair Care International Ltd, 01827 302 517, www.repair-care.co.uk). Allow to re-putty 103nr windows. Apply in strict accordance with manufacturers recommendations.	3,090
.05	Allow to undertake a detailed inspection of each high level window and surrounding surfaces. Adequately protect the existing structure, cut out and dispose rotted timber from the lower section of the window frames. Allow to renew approximately 6 lm of affected timber with softwood frame matching the existing. Allow to undertake splice timber repairs and or fill. Prepare all new sections of timber for decoration as detailed above.	1,950

PRICING DOCUMENT

READING SCHOOL EXTERNAL REPAIRS & REMEDIAL WORKS - COST ESTIMATE

3.4 - ENGLISH BLOCK

Ref.	Description	£
.06	Allow to cut out small areas of decayed timber in isolated areas and pre-treat with RepairCare Dry Fix Uni. Apply DryFlex 16 to form the repair in strict accordance with manufacturers instructions. (Repair Care International Ltd, 01827 302 517, www.repair-care.co.uk)	400
.07	Ease and adjust all central pivot windows to east elevation 4nr	550
.08	Ease and adjust 2nr timber casement windows to north facing elevation of eastern ground floor extension	Included
.09	Ease and adjust Crittall windows	Included
3.5.7	SERVICES	
.01	Securely and neatly fix all loose cables back to the building.	Included
.02	Allow to remove all redundant cabling and dispose.	Included
3.4.8	MISCELLANEOUS REPAIRS	
.01	Remove existing door and frame to east elevation and dispose Include to remove and set aside existing keypad lock.	100
.02	Supply and install new external flush faced hardwood timber door and frame with 3nr new s/s 100mm hinges. Allow to install timber weatherboard to base of door, new s/s push plate, new D pull handle internally. Install keypad lock previously set aside. Decorate door as described above.	1,500
.03	Remove existing broken louvered vent to WC wall of east elevation and replace with new louvred vent to match the existing.	500
.04	Remove existing small wall mounted services cupboard on south facing wall and dispose. Form new plywood cupboard to match the existing and decorate as detailed above. Include to form mono pitched roof covered with Leadax replacement lead flashing or SBS felt and dressed into wall with new lead flashing.	5,000
Total to Main Summary £		130,770