

	Schedule of Works, Bury Fuseliers Museum, Chimney. (BUFM.02)				
	REV - 250523 to Client for Comment.				
	To be read in conjunction with all drawings and specifications.				
	Drawings (BUFM.02), Elevations of Tower , cross-referenced to schedule below: - 001 North Elevation - 002 East Elevation - 003 South Elevation - 004 West Elevation				
	Drawings (BUFM.02), Decorative Making Good Works , cross-referenced to schedule below (NB TO BE PRICED SEPARATELY AS SHOWN): - 101 Existing Ground Floor Plan - Extent of Redecoration - 102 Existing Mezzanine Floor Plan - Extent of Redecoration - 103 Existing First Floor Plan - Extent of Redecoration				
	<i>This schedule does not include reference to access, temporary works or other such general items other than in overall principles. The contractor will be deemed to have included for all access and temporary works necessary to undertake the works described (or implied) below.</i>				
	<i>This schedule does not constitute a specification. Where products are referenced they are to be installed in accordance with manufacturer's recommendations, instructions and relevant standards. Leadwork, Slating and other works to be undertaken and completed in accordance with British and European standards unless specifically stated otherwise.</i>				
	<i>This schedule does not contain formulae (or if it does these are not to be relied upon). Contractor to introduce as required and carry out full arithmetical checks before submission of tender.</i>				
	A. Preliminaries				
	For full preliminary and contract requirements refer to Poole Dick Documentation.				
A.1	Welfare facilities (mess room/WC) to be within building. Proposed small compound on access road (contractor to arrange of necessary road closure with Bury Council) to be secured with 2m hoarding or heras fence (if agreed with client), REFER TO DRAWING BUFM.01-000A, ATTACHED. The contractor is to allow for all necessary closure, diversion or other notices required.				
A.2	Allow to protect the interior, the roof space etc from damage during works.				
A.3	This Schedule of Work must be read in conjunction with the specification, preliminaries and drawings. Anything included herein, whilst not included in the specification and drawings, or anything included in the specification and drawings whilst not included herein, shall be deemed to be included as part of the contract/tender sum . The contractor is to include here for all costs in connection therewith.				
A.4	The contractor shall allow in his pricing for everything necessary to execute the whole of the works, temporary or permanent in accordance with the details and overall conception of the drawings and descriptions in the specification.				
A.5	Reference should be made to the attached drawings whilst reading the specification and Schedule of Work.				
A.6	Adequate protection shall be provided to all hard landscaping (e.g. Pavings, Kerbs, Garden Walls etc.) in the vicinity of the work's, and the site generally. Hard landscaping features shall be removed, as necessary to execute the works and stored safely and replaced/made good on completion of the works. Provide suitable protection to surfaces before locating skips.				
A.7	The contractor is to allow for producing a schedule of condition (photographic) prior to starting works and a copy is to be handed to the CA within 14 days of commencement date to be kept on file in case of damage repair disputes.				
A.8	Any damage will be made good to the satisfaction of the CA at any time it occurs due to non-protection.				
A.9	No claim for additional payment will be considered for work shown on the tender drawings, specification or preliminaries but not specifically itemised in the Schedules of Work. If it is apparent that an item of work which appears in the Specification or on the Drawings is not listed as a separate or individual item, then the Contractor must raise this query at tender stage, when guidance can be given on whether or where such item should be priced.				

A.10	All items in the Schedule of work are deemed to include making good to retained structures and finishes and for disposal of materials off site.				
A.11	Contractor to check all setting out, including levels, and dimensions prior to commencement of work.				
A.12	Contractor to bring to the attention of the CA any discrepancies between the Works and/or Specification immediately.				
A.13	All materials, components and systems are to be installed in strict accordance to the manufacturers written recommendations and specifications.				
A.14	It is essential that the Contractor visits the site during the tender period: failure to do so will not be a reason to claim lack of knowledge and cause to request the adjustment of rates.				
A.15	Contractor to be responsible for obtaining all necessary permits and licenses for skips, and disposal of wastes. (as necessary to position skips on highways / roads)				
A.16	Remove all surplus material/debris from site as work proceeds and keep the site clean, tidy and free from obstructions. Thoroughly clean the site and the works upon completion. Make good all damage consequent upon the work. Remove all temporary markings and protective coverings. Clean the works thoroughly inside and out, remove all splashes, deposits, efflorescence, rubbish and surplus materials. Touch up minor faults in newly painted/repainted work, carefully matching colour. Adjust, ease and lubricate moving parts as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.				
A.17	The contractor will be responsible for Health and Safety and security during the works. Such as ensuring all excavations, demolitions etc are safe and clearly marked and the area is secure at the end of each day, and the like; ensuring nobody in or around the site can fall down any holes etc. Method statement will be required detailing the Health And Safety procedures. Contractor will act as the Main Contractor under the CDM regulations (2015). Read in conjunction with accompanying Pre-construction Information Pack.				
A.18	Allow for applying for obtaining any necessary Local Authority licenses for approval for pavement or road closure as necessary.				
A.19	Adjust, ease and lubricate moving parts as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.				
A.20	Thoroughly clean the site and the works upon completion. Make good all damage consequent upon the work. Remove all temporary markings and protective coverings. Clean the works thoroughly inside and out, remove all splashes, deposits, efflorescence, rubbish and surplus materials. Touch up minor faults in newly painted/repainted work, carefully matching colour.				
A.21	NOTE: An area of the service road (off Broad Street) has been identified as a storage area/compound. <i>This is subject to the contractor obtaining a licence from Bury Council.</i> This suggested area is identified on drawing BUFM.01 000A (site location plan).				
1. Demolitions/Stripping Out			£	p	
	General				
1.01	It is anticipated that the works will be undertaken using rope-access by a specialist contractor. A detailed risk and method statement is to be prepared for review by the Principal Designer prior to commencement. As/If required provide mechanical hoist of suitable duty to facilitate raising and lowering of all elements from roof level to ground level to avoid unnecessary manual handling. Contractor to provide all necessary temporary protection during works to ensure weather protection to all the interior spaces.				
1.02	Allow to undertake survey of and take detailed photographs of the external building fabric including adjacent internal areas and finishes prior to commencement. Identify photograph locations on a corresponding plan and issue to CA.				
	Area E (Chimney & Lift Shaft)				
	<i>This work is to address water ingress into the lift shaft. Refer to accompanying reports by Highlife Rope Access reference: Ventilation Tower Rope Access report 18 & 19/5/23.</i>				
Total for Section 1 (Demolitions/Stripping Out)					
2. External Repair Works.			£	p	
	General Requirements for leadwork				
	Refer to specification section H71.				

	Area E (Chimney & Lift Shaft)				
	<i>This work is to address water ingress into the lift shaft. Refer to accompanying reports by Highlife Rope Access reference: Ventilation Tower Rope Access report 18 & 19/5/23. The references below are given to work items contained in that report.</i>				
2.27	It is anticipated that work items in Area E will be undertaken using rope access, given the likely cost and impracticality of scaffolding the tower. The rope access survey was undertaken by Highlife Rope Access, who are aware of the building and the scope of works. Tendering contractors may contact them to discuss the scope/costs for repair: Highlife Rope Access Highliferopeaccess@gmail.com 07401 441394 It should be noted, however, that other rope-access contractors may be used and that Highlife will not be considered anything but a <i>domestic sub-contractor</i> for the purposes of the contract.				
2.28	N2 & N3, W16 (etc) Repoint small areas around lightning conductor tape as C41/113	All points of penetration			
2.29	N4, E2, S2, W2 Rake out and repoint sky-face joints of cornice, to all sides of Ventilation Tower/Chimney. Repoint in Arbosil XL1099, buff. Seek direction/confirmation from CA prior to proceeding.	All sides			
2.30	N5 Repoint open joints around corbels as C41/113.				
2.31	N8 (and E6, S5, W8) Cut out single course of brick to all sides of tower. Cut out and remove corroded bed-joint reinforcement (NB works to be verified and confirmed with CA/engineer prior to proceeding). Generally as C41/120, but without reinstatement.	All sides			
2.32	N11, W11 (etc) Repoint perpend joints to cill at base of mullions in lime mortar as C41/113.	All sides			
2.33	N12 Remove corroded scaffold fixings. Cut out and indent new bricks as C41/112	Allow 2 no.			
2.34	N12 Remove corroded scaffold fixings. Core out and point with lime mortar as C41/113	6 no. holes			
2.35	N14 Allow for localised raking out and repointing as directed by CA as C41/113	15 lin.m			
2.36	N15 Cut out corroded scaffold fixings from stone string course, repoint holes as C41/113				
2.37	N16 Allow for raking out and repointing as directed by CA as C41/113	1 sq.m			
2.38	N17 Allow for raking out and repointing as directed by CA as C41/113	4 sq.m			
2.39	N18 Allow to remove brick to confirm presence of embedded metalwork. Seek direction from CA. Provisionally allow to repoint (all 4 sides) single bed course as C41/113.				
2.40	N19 Point brickwork above flashing (0.25 lin.m) in lime mortar. Point immediately above flashing in Arbosil XL1099 (grey).				
2.41	N20 Point holes in lime mortar as C41/113.	2 no.			
2.42	E3, W3 (etc) Rake out and repoint around corbels in lime mortar (all sides where effected). C41/113	All sides			
2.43	E4 Defrass stone to mullions (all sides) as C41/117.				
2.44	E4 Seek direction regarding further work from CA. Allow provisional allowance for mortar repairs to areas of significant spalling as C41/116		300	0	
2.45	E5 Remove plugs and point holes in lime mortar as C41/113.				
2.46	E6 (see item 2.31 for jacking and removal of ring-beam to all sides). To E side, allow to carefully remove ferrous cramp, renew in stainless steel and indent stone to match existing mullion either side of joint. Before commencing work seek confirmation from CA whether indent should span joint (with faux joint) or two sections. All as C41/120				
2.47	E8, E9, S8 Repoint sky-face joints and perp joints of cill below vertical mullions in lime mortar as C41/113.	All Sides			

2.48	E10 Remove ferrous fixings as C41/120, treat any embedded elements as C41/141.				
2.49	E10 Piece in 3 no bricks as C41/502. Introduce stainless steel bed-joint reinforcement to 3 courses. Assume 3 no lengths, c. 450mm length, two bars per bed.				
2.50	E11, W13/14 (etc) Stone string course, Remove ferrous fixings as C41/120, point holes and perp joints as C41/113.	All sides			
2.51	E12 point holes in brickwork as C41/113.	20 no.			
2.52	E13, W15 (etc) Carefully remove failed sealant above flashings. Renew in Arbosil XL1099 (grey). Allow localised re-pointing in lime mortar (say 2 lin.m) above where failed.	All sides			
2.53	S1, W1 (etc) Rake out and repoint perpendicular joints to frieze below cornice level.	All sides			
2.54	S10 Remove corroded scaffold fixings. Cut out and indent new bricks as C41/112	Allow 6 no.			
2.55	S12, 13 Localised areas of repointing to brickwork as C41/113.	Allow 5 sq.m as directed			
2.56	S16 Allow Provisional sum to provide new lead flashing to junction of parapet wall and ventilation tower (currently a mortar fillet).		250	0	
2.57	W1 Pin crack to cornice (as C41/146) and point as C41/113.				
2.58	W4 point localised areas of string course above arches as C41/113.	1 no. joint.			
2.59	W7 Remove ferrous fixings as C41/120, treat any embedded elements as C41/141.	2 no.			
2.60	W12 Remove ferrous fixings as C41/120, treat any embedded elements as C41/141.	6 no.			
2.61	W12 Piece in bricks as C41/502.	2 no.			
2.62	Introduce stainless steel bed-joint reinforcement to 3 courses. Assume 3 no lengths, c. 450mm length, two bars per bed.				
2.63	No Ref: Prepare and decorate exposed (external) steel reinforcement (to all sides) as M60/117	All sides			
Total for Section 2 (Repair Works, External)					
3. General Specification Requirements					
	Refer to accompanying NBS specification document.				
A54 Provisional Sums. (in addition to those generally stated in schedule).					
			£	p	
a.	Additional Stone repairs at high-level		1500		
b.	Additional repairs to Embedded Metalwork		1500		
c.	Additional areas of repointing.		2000		
d.	Contract Contingency		5000		
e.	Allow for OH&P on the above				
Total for Section A54 (Provisional Sums).					
Subtotal for all Sections					
Total Tender Sum (Excluding VAT)					
OPTIONAL WORKS TO BE PRICED SEPARATELY					
4. Internal Decorative Works (See drawings BUFM.02/101-103).					
			£	p	
	For Painting Specification Clauses refer to M60/130 (requires stain-block where redecorating).				

