

Swains Lane Lodge, Swains Lane, Highgate



Item No	Element	Cost
3.00.00	General	
3.00.01	The purpose of this project is to eliminate the penetrating damp found within the room below the lower flat roof by removing and replacing the parapet wall with traditional materials. The interior walls are also suffering from penetrating damp, and to remedy this the render will be removed internally and externally from the plinth, and sill level, and replaced with a lime render	
3.00.02	The Contractor is to note that the lodge is a Grade II listed, detached building located on Swains Lane, adjacent to Waterlow Park, in Highgate. Any deviation from this schedule of work may lead to a cessation notice from the Local Authority.	
3.00.03	The contractor is to note that the scaffold will be required for safe working access to rebuild the parapet wall, and rendering, detailed later in 3.03.00.	
3.00.04	All provisional sums, provisional quantities and PC sums are only to be expended under the direction of the Contract Administrator.	
3.00.05	No claim shall be considered which results from lack of knowledge and discrepancy from information reasonably obtained from on-site investigations.	
3.00.06	The Contractor is to price for an adequate number of skips for the removal of waste.	
3.00.07	Each item in this schedule of work is to be priced separately .	
3.00.08	The Contractor is to note that the following Schedules of Work are to be read in conjunction with the General Conditions found at the beginning of this tender document and the drawings in the appendix, however the Schedules of Work will take precedence over the other documents.	
3.00.09	The Contractor shall include for work shown or described in the Contract Documents as a whole, apparent or implied as being necessary for the complete and proper execution of the works whether specifically stated in the Specification or not.	
3.00.10	The Contractor is to note that the property will be occupied during the course of the work. All tools must be locked away and the site area secured at the end of each working day.	
3.01.00	Working at Height	
3.01.01	Where work necessitates working from height, i.e. off floor joist, ceiling joist, rafters, etc, then the area immediately below is to receive air bags or similar means of fall arrest.	
3.01.02	The use of ladders is to be discouraged due to their associated risks and all works from height where they exceed 2 metres must be executed off the scaffold.	
3.02.00	Programme for Work	
3.02.01	The Schedules of Work have been arranged in a sequence believed to provide a sensible programme. However, HardingBond Property Consultants is in no way suggesting the Contractor adopt this sequence and it will be the responsibility of the Contractor to execute the works in a sequence best suited to them.	
3.03.00	Scaffold	
3.03.01	The new scaffold is to be designed to provide a safe working platform to rebuild the parapet, and provision of render at high level	

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3.03.02	The scaffold is to be designed and erected in accordance with NASC Guide to EN12811:2001.	
3.03.03	Under no circumstances will it be permitted for the scaffold to be altered by anyone other than a competent person.	
3.03.04	The scaffold is to be checked weekly or after inclement weather or alteration by a competent person and the completed report kept on site.	
3.03.05	Under no circumstances will dropping of material, scaffold tubes, boards etc be permitted unless it is carried out in a controlled manner e.g. materials through a chute to a skip, scaffolding items are to be passed to other operatives and the area below will need to be isolated.	
3.03.06	The scaffold is to be a minimum of three boards wide and sited on level and firm ground with base and sole plates where necessary. Each scaffold board on a working platform must have at least three supports and each support must not exceed 1.5 metres. These must either be tied down or overhang each end support by at least 50mm but not more than 150mm.	
3.03.07	Vertical supports will not be more than 2 metres to 2.5 metres apart and braced diagonally along and at right angles to its length.	
3.03.08	The scaffold will need to be tied into the building every 4 metres vertically and 6 metres horizontally.	
3.03.09	The exposed edges will be guarded from 2 metres and above with toe boards a minimum 150mm high. The next guard positioned 750mm above the toe board and, again, 1 metre above the platform. Each ladder must be secured before climbing and rise a minimum of 1070mm above the working platform.	
3.04.00	Preparatory Works	
3.04.01	Allow here to provide temporary support to the underside of the flat roof, for the subsequent removal of the parapet masonry	
3.04.02	Allow here a Provisional sum of £750 for the splicing in of the existing flat roof joists if found rotten. To be expended under direction of the Contract Administrator	750
3.04.03	Allow here to cut back the upstand and cover flashings at the junction of the parapet and flat roof	
3.05.00	Parapet Replacement	
3.05.01	The contractor is to allow here to take a mould of the existing string course, for subsequent replacement if damaged during the course of the work	
3.05.02	The contractor is to allow here to Provisionally supply and fix 10lm of new string course where damage beyond repair using the mould and a GRP plaster	
3.05.03	The contractor is to allow here to disk cut a horizontal line for the purpose of this tender the contractor is to set this line 75mm above and below the string course see drawing 1590 GA 102 - 104.	
3.05.04	To facilitate the rear elevation repairs the contractor is to disk cut a vertical line on right angle see drawings 1590 GA 102 & 104	
3.05.05	Carefully hack off the existing render from the horizontal and vertical cuts up to the parapet coping.	
3.05.06	Allow here to carefully remove the existing parapet wall to the disc cuts. Set aside the coping stones for reuse.	
3.05.07	The contractor is to allow here to provisionally remove an existing rotten wall plate bedded in the external wall and replace with common bricks in the specified mortar.	
3.05.08	Allow here to supply and lay new fletton bricks to the parapet in the mix specified below	

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3.05.09	Rebuild the existing parapet wall using the new bricks and bedded in a 1:3 NHL 3.5 natural hydraulic lime to a well graded dry sharp sand with an aggregate size of 2.5 to 3.5. Natural hydraulic lime classified under BS/EN459: Part 1: 2001.	
3.05.10	Ensure that twice the depth of the perpend and bed joints are raked out to provide a key for the future application of a lime render.	
3.05.11	Supply and lay the retained coping stone to the rear parapet wall, with fall facing toward the gutter.	
3.05.12	Allow here to provide new stainless steel render 'bell cast' render stop minimum 150mm above the string course and flat roof.	
3.05.13	Supply and install new stainless steel render stop beads to the vertical cuts described in 3.05.02 .	
3.05.14	Supply and install new code 5 lead cover flashings to the rear elevation only, set minimum 150mm above the string course, dressing over the string course. Lead to be dressed into the bed joint immediately below the bell cast render stop and lead wedge at 400mm centres and pointed. Lead lengths not to exceed 1.5m but separated into individual lengths and lapped by 150mm and clipped.	
3.05.15	Gently wash down brickwork by hosing down with a fine spray of clean water.	
3.05.16	Prior to using the mortar mix, test for hydrolysis by mixing to the above proportions into a stiff paste and place in a small dish. Keep this under water in a warm place and note how long it takes to firm up. If found to be unacceptably slow return lime back to supplier.	
3.05.17	Mix sufficient quantities for immediate use once trials have been carried out to show that they can be safely "knocked up" without the need to add further water.	
3.05.18	Once the mortar to the parapet wall cured rendering should commence from the top down to the bell cast and render stops, and as follows using the mix as specified for the brickwork	
3.05.19	Generally damp down the wall the day before pointing takes place with a garden hose to provide initial suction. The wall may need soaking two or three times. The wall should feel cold but not wet to touch.	
3.05.20	Upon mixing the earlier mentioned hydraulic mortar mix, it should have the consistency of modelling clay and be well pressed into all the interstices, exercising caution not to over work the mortar.	
3.05.21	Supply and apply 12mm base coat of the previous mentioned mortar mix by throwing the mortar onto the wall and weir faces and leave to cure until firm to touch but not set, remove any sharp edges and scratch the base coat to provide a key with a Lath scratcher.	
3.05.22	Damp down the base coat and supply and apply 12mm topcoat of the earlier mentioned mortar, applying with a trowel but do not overwork the render. Concern should not be raised with uneven finishes.	
3.05.23	Protect the work with damp hessian and polythene sheets, applying a fine mist spray for the first week. If heavy rain is forecast during the course of the works, protect the works using polythene.	
3.05.24	Allow here to reinstate buttress moulding with Portland stone premix in accordance with detailed drawings, and the manufacturers instructions	
3.05.25	Allow here to reinstate the plinth moulding with Portland stone premix in accordance with detailed drawings, and the manufacturers instructions	

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3.06.00	Render Below Plinth	
3.06.01	Allow here to disc cut a horizontal line at plinth/cill level around the lower level flat roofed area, and vertical disc cuts where is it the main building.	
3.06.02	Allow here to hack of the render externally and leave ready for new	
3.06.03	Allow here to supply and fix new stainless steel bell cast renders stop at DPC level, and new Stainless steel render stops where lower flat roof area meets main building	
3.06.04	Allow here to complete the exterior render as specified in 3.05.00 above	
3.07.00	Render Internally	
	Allow here to carefully remove the fire place, and surround and store for reinstatement	
3.07.01	Allow here to remove the plaster to the internal walls up to 1meter in height to the areas shown on drawing	
3.07.02	Allow here to remove the high level plaster to the areas shown on drawing	
3.07.03	Allow here to carefully remove the existing panelling below the windows and store for reinstatement	
3.07.04	Allow here to take detailed measurements of the paneling should damage occur during removal	
3.07.05	Contractor to allow here a Provisional sum of £750 of the repair of the panelling	750
3.07.06	Allow here to carefully remove the existing skirtings and store for reinstatement	
3.07.07	Allow here to take detailed measurements of the skirtings should damage occur during removal	
3.07.08	Contractor to allow here a Provisionally supply and fix 10lm of new skirting's hold they become damaged as a result of their removal	
3.07.09	Allow here to supply and apply new Ultra Lime plaster base coat by www.lime-green.co.uk to the areas where plaster previously removed, strictly in accordance with manufacturers instructions.	
3.07.10	Allow here to supply and apply new Lime Green Fine stuff Lime Putty Plaster to the are as where the base coat applied	
3.07.11	Allow here to take a mould of the existing cornice, for running new lengths	
3.07.12	The contractor is to allow here to Provisionally supply and fix 10lm of new cornice where damage beyond repair using the mould and a GRP plaster	
3.07.13	Allow here to clean down the existing cornice where sound and complete repairs with the Lime putty plaster.	
3.07.14	Allow here to reinstate paneling, fire place and surrounds	
3.07.15	Allow here to decorate the newly plastered wall and cornice with a distemper by Rose of Jerico, colour to be agreed with CA. www.roseofjerico.co.uk	
3.07.00	External Decorations	
3.07.01	Allow to here to prepare and decorate the existing and new render to the front elevation only as specified by Keim Paints, product Granital colour to match existing.	

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3.07.03	<p>Ensure all loose flaking and unstable material is identified and removed. Surface should be washed down with clean cold water to remove all surface dirt and dust.</p> <p>Apply a coat of Keim Granital Dilution, brush applied and worked well into the surface and leave for a minimum of 12 hours.</p> <p>Keim Granital should be applied as a two coat system, the first coat to be diluted with up to 30% by weight Keim Granital Dilution and applied by brush or roller, working well into all surfaces. After a minimum period of 12 hours a final coat of Keim Granital may be applied undiluted.</p> <p>Ambient and substrate temperature above 5°C and below 30°C. Do not apply in direct sunlight or onto sun-heated surfaces, nor if it is raining or if there is an immediate likelihood of rain.</p> <p>Clean tools with water immediately after use.</p>	
3.07.04	<p>All retained joinery:</p> <ul style="list-style-type: none"> • Fill all indentations, holes, etc. Allow to cure and rub down to a smooth surface. • Prime all surfaces to be glossed using Dulux primer especially end grains. • Ensure all surfaces are dry and rub down with a fine abrasive paper until smooth. All subsequent dust to be removed prior to application of top coats. • Apply 2 no. coats of Dulux gloss paint. 	
3.08.00	Metalwork	
3.08.01	<p>All previously painted metal is to be made good and de-rusted. Allow here to supply and apply 2 No. coats of Dulux Trade Super Grip Primer. Ensure all surfaces are cleaned and free from dirt/ wax prior to application, leaving ready to receive top coats. Apply fully in accordance with manufacturer's instructions. Allow between 4-6 hours before applying the second coat.</p> <p>Note: Paint applications to the metal surfaces should only be carried out when the temperature is 8°C and rising (as recommended by British Standard BS 6150).</p>	
3.09.00	Leave Clean	
3.09.01	Allow here to remove all builders materials, debris, waste and to provide a clear site ready for a sparkle clean.	
3.09.02	Allow here to jet wash the gutters, gullies drains and leave in a free flowing condition	
3.09.03	Allow here to clean down all the building elevations	
3.09.04	The Contractor is to check the operation of all the new installations and remedy any defective equipment.	
3.09.05	Allow here to complete a sparkle clean prior to offering the completed project for snagging to the CA	
3.09.06	Allow here to complete a sparkle clean following the de snagging of the project	
3.10.00	Contingency	
3.10.01	Allow here a contingency of £10,000 for unforeseen circumstances. This will only be spent under the direct instruction of the Contract Administrator.	10,000
	Total	