



TENDER

FOR

External Repairs and Redecoration.

AT

Cameron Mackintosh Limited
1-2 Bedford Square
London
WC1B 3RB

FOR

Mackintosh Theatres Limited

April 2023

Job No. 63094-21

| Issue/ Revision | Date | Amendment Details | Author | Checked |
|-----------------|------|-------------------|--------|---------|
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JOHN BURKE ASSOCIATES

Design House
117 Belgrave Avenue
Romford
RM2 6PS

T: 01708 770770

E: office@jba.uk.com
W: www.jba.uk.com

TENDER
1-2 Bedford Square

Job No. 63094-21



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INTRODUCTION

This document has been produced for the works at 1-2 Bedford Square, London, WC1B 3RB. Works include external masonry repairs, window and door repairs and replacements, external cleaning, roof covering repairs and external redecorations.

The properties are 18th century townhouses with a basement level, a ground floor and three upper floors. The external walls are of solid construction, formed from london stock brick. The floors are constructed of timber. Pitched roofs are slate covered whilst a flat roof to the rear of No.2 has an asphalt covering. Windows doors are timber, with the sash windows varying from soft and hardwood.

IMPORTANT NOTE: THE PROPERTY WILL BE OCCUPIED FOR THE DURATION OF THE WORKS.

The proposed works are as follows:

- External masonry repairs.
- Window and door repairs and replacements.
- External cleaning.
- Roof covering repairs.
- External redecorations

TENDER
1-2 Bedford Square
Collection and Main Summary
Job No. 63094-21



| | | £ p |
|---|--|------------------|
| | <u>CONSTRUCTION WORKS - COLLECTION AND MAIN SUMMARY</u> | |
| 1 | Preliminaries | |
| 2 | Preambles | |
| 3 | Schedule of Works | |
| | 3.1. Site Set Up. | |
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| | 3.3 Windows & Doors | |
| | 3.4 Walls | |
| | 3.5 External Works | |
| | 3.6 Clear Site | |
| | 3.7 Provisional Quantities & Sums/Contingency | 29,000.00 |
| TOTAL TENDER SUM - CARRIED TO FORM OF TENDER £ | | 29,000.00 |

TENDER
1-2 Bedford Square

Job No. 63094-21



Section 1
Preliminaries

TENDER
1-2 Bedford Square

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Section 2

Preambles

TENDER
1-2 Bedford Square
Preambles
Job No. 63094-21
2.0 Preambles



| | | £ p |
|--|---|------|
| | <p><u>PREAMBLES COLLECTION</u></p> <p>Only insert within the pricing summary below, those costs for preamble items that are not included elsewhere in the priced schedule of works sections following these preambles.</p> <p>The total of any items listed below, shall be carried forward to the main summary page of the Scope of Works document.</p> <p>C40 Cleaning Masonry/Concrete C41 Repairing/Renovating/Conserving Masonry C51 Repairing/Renovating/Conserving Timber G20 Carpentry/Timber-Framing/First Fixing H62 Natural Slating J31 Liquid-applied Waterproof Roof Coverings L10 Windows/Rooflights/Screens/Louvres L20 Doors/Shutters/Hatches L40 General Glazing M20 Plastered/Rendered/Roughcast Coatings M60 Painting/Clear Finishing Z20 Fixings and Adhesives Z21 Mortars Z22 Sealants</p> | |
| | TOTAL CARRIED FOWARD £ | 0.00 |

TENDER
1-2 Bedford Square

Job No. 63094-21



Section 3
Schedule of Works

TENDER
1-2 Bedford Square
Site Set Up
Job No. 63094-21
3.1 Site Set Up



| | | Tender Quant | Item | Rate | £ p |
|------------|---|-------------------------|-------------|-------------|------------|
| 3.1 | <u>SITE SET UP</u> | | | | |
| 3.1.1 | No smoking to be allowed within the property or site area. | 1 | Item | | |
| 3.1.2 | Establish site. Allow for protecting all plants, flower boxes, courtyard and ornaments to all external areas. | 1 | Item | | |
| 3.1.3 | Allow for the protection and reinstatement of all surfaces/areas where affected by works or the erection of scaffolding etc. The Contractor must allow for returning the areas to a condition, as found (notwithstanding seasonal factors). This includes the public pavement and highway immediately outside No 1 and 2 Bedford Square. | 1 | Item | | |
| 3.1.4 | Prior to the works commencing, the contractor is to prepare a full photographic schedule of condition of the exterior of the property. Also record condition of wall to the British Museum and also as far as possible the adjacent properties. Also record the condition of the pavement and public highway immediately in front of the properties. Schedule to be prepared in conjunction with the Contract Administrator and agreed. A copy will be retained by the Employer and Contractor. | 1 | Item | | |
| 3.1.5 | There is very limited storage for any materials / waste within the site area. There is also limited scope for welfare facilities. | | Note | | |
| 3.1.6 | Allow for storage containers, welfare facilities and the like. | 1 | Item | | |
| 3.1.7 | Provide protection for all skips, storage containers and the like. Remove on completion and make good any areas disturbed. | 1 | Item | | |
| 3.1.8 | The contractor is responsible for obtaining and paying for any licences etc required for any parking, compounds, accesses etc which are located outside the boundaries of the site (i.e. Within the public highway.) (See also scaffolding licences). | 1 | Item | | |
| 3.1.9 | Provide all necessary access, scaffolding, towers and the like to safely carry out the works and protect both the workforce and residents. | 1 | Item | | |
| 3.1.10 | Allow for liaising with the owner of Nr 60 Bloomsbury Square to enable access for scaffolding to return down the RHS reveal of Nr 1 Bedford Square. Access to the site is the responsibility of the Contractor. | 1 | Item | | |
| | TOTAL CARRIED FORWARD £ | | | | |

TENDER
1-2 Bedford Square
Site Set Up
Job No. 63094-21
3.1 Site Set Up



| | | Tender Quant | Item | Rate | £ p |
|--------|---|-----------------|------|------|-----|
| | TOTAL BROUGHT FORWARD £ | | | | |
| 3.1.11 | Allow for the provision of a temporary weatherproofing system during the external repairs and redecoration works. The Contractor to be responsible for obtaining and paying for licenses required to undertake the work. Allow for liaison with neighbours to gain access onto adjoining land to erect scaffold supports to temporary waterproof system. Scaffolding to be covered with waterproof sheeting that covers the whole elevation and should be watertight during works and at the end of each working day. The scaffolding shall be erected to the current Code of Practice, BS5973, BS5794, and current Health and Safety regulations and must not obstruct entrance doors. Scaffolding designs to be provided prior to erection. If scaffolding on the pavement then the design needs to comply with London Borough of Camden's requirement's. | 1 | Item | | |
| 3.1.12 | The contractor is responsible for preparing the designs of the scaffolding, obtaining and paying for any licences etc required for the scaffolding. | 1 | Item | | |
| 3.1.13 | The scaffolding is to be served by an alarm system and the ladders are to be raised and padlocked at the end of each day. The Contractor is responsible for assessing any further potential security risks. | 1 | Item | | |
| 3.1.14 | Allow for all skips etc. All waste arising from the works to be carted away and disposed of using approved methods. Due to the nature of the site, rubbish is not permitted to build up. | 1 | Item | | |
| 3.1.15 | Where access is required internally (mainly window / roof light replacement), provide protection to work area and access routes. On completion of the works, allow to remove all protection and make good any areas damaged. | 1 | Item | | |
| 3.1.16 | Electricity and water for the works will be provided from the Landlords live sources within the property at the expense of the contractor, by way of reimbursement to the property owner. Take meter readings at start and end of the project and confirmed by the Contract Administrator. | 1 | Item | | |
| 3.1.17 | Telephone/data connections, will not be provided. | 1 | Item | | |
| 3.1.18 | Working hours should be restricted to 0800 - 1800 Monday to Friday and Saturday 0800 - 1300. (Note: Saturday Working will be by prior agreement only). | 1 | Item | | |
| | TOTAL CARRIED FORWARD £ | | | | |

TENDER
1-2 Bedford Square
Site Set Up
Job No. 63094-21
3.1 Site Set Up



| | | Tender Quant | Item | Rate | £ p |
|--------|---|-----------------|------|------|-----|
| | TOTAL BROUGHT FORWARD £ | | | | |
| 3.1.19 | The Contractor is responsible for keeping the site clear and tidy during the works and on completion, is to yield up the site with all associated areas washed and clean, and all rubbish and materials removed from site. | 1 | Item | | |
| 3.1.20 | Contractors must visit site to make themselves aware of site conditions and anything that may affect proper execution of the work. All dimensions and quantities should be determined or verified by the Contractor. No claims for extra costs will be allowed due to the lack of knowledge of the existing conditions. | 1 | Item | | |
| 3.1.21 | Where stripping out of defective items or other materials is required, prior to repair, the stripping out must be carried out in such a manner as to avoid damage to the surrounding structure and finishes. The Contractor shall be responsible for any such damage and make good any damage so caused. | 1 | Item | | |
| | PAGE TOTAL CARRIED FORWARD TO COLLECTION £ | | | | |

TENDER**1-2 Bedford Square****Schedule of works****Job No. 63094-21****3.2 Roof and Chimney Repairs**

| | | Quant | Item | Rate | £ p |
|----------------------------------|--|-------|------|------|-----|
| RG1 | <u>GENERAL Specification Reference H62, Z21</u> Allow for the repointing of lead flashings to all roofs. | 30lm | P/Q | | |
| | <u>NO.1 & NO. 2 ROOFS Specification Reference H62, Z21, C41</u> | | | | |
| R1 | Supply and install new slates, to match existing, where slates are damaged/missing. | 30Nr | P/Q | | |
| R2 | Carefully tag; loose slates; using copper wires. | 30Nr | P/Q | | |
| R3 | Rake out friable pointing and re-point in lime mortar. | 1 | Item | | |
| R4 | Carefully remove existing bracket, remove spalled bricks and replace. Rake out friable pointing and re-point in lime mortar. | 1 | Item | | |
| R5 | Remove / cap redundant pipe penetrations near the smoke extract. | 1 | Item | | |
| R5 | See Windows and Doors TW12 | | Note | | |
| R6 | See Windows and Doors TW11/10 | | Note | | |
| R7 | Loose cables to be re-clipped or put on new cable trays where possible. | 1 | Item | | |
| R8 | The flat roof adjacent to window TW8: | | | | |
| | i - Remove existing roof coverings, flashings and the insulation layer and dispose. | 1 | Item | | |
| | ii - Allow to renew the timber deck in 18mm WBP (fully nailed). | 1 | Item | | |
| | iii - Using approved installers provide new Single Ply fully adhered and insulated roofing (Similar approved to IKO Armouplan) to achieve a U value of 0.18 or better (or to meet building regulation standards, whichever is most onerous. System to be complete with all flashings, upstands, penetrations, outlets etc as required. | 1 | Item | | |
| | iv - System to be covered by Insurance backed 25 year Guarantee. | | Note | | |
| | v - Allow to remove the existing coping stones, clean, (Flashings for roof to be extended to terminate immediately below the copings.) Rebed Copings on New Hi-grip DPC, mechanically fix as required and repoint all. Leave all in watertight condition. | 1 | Item | | |
| R9 | Inspect each chimney pot; Allow for minor repairs of pots. mix pantile dust into mix to obtain similar colour to pots. | 1 | Item | | |
| R10 | Allow for the replacement of 3Nr chimney pots. Size and style to match the existing. | 3Nr | PQ | | |
| R11 | Allow to provide pepperpot style caps to all chimney pots which are not used. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.2 Roof and Chimney Repairs



| | | Quant | Item | Rate | £ p |
|---|--|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| R12 | To the box gutter running parallel with window TW4: | | | | |
| | i- Remove existing lining from gutter, set-a-side any reusable sections of Lead. | 1 | Item | | |
| | ii- Allow to re-line gutter in 18mm WBP on firrings to create consistant fall to outlet. | 1 | Item | | |
| | iii- Re-line gutter using existing lead sheeting where possible (assume 25%) Replace rest in Code 5 lead, fixed in accordance with LSA details. | 1 | Item | | |
| | iv- Repoint flashings. | 1 | Item | | |
| R14 | Allow for cleaning of all gutters. | 1 | Item | | |
| R15 | To the slate mansard roof within the courtyard, allow for the cleaning of the slates, lead flashings and gutters, including removal of any lichin and moss growth. | 1 | Item | | |
| PAGE TOTAL CARRIED FORWARD TO COLLECTION £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.3 Window & Doors



| | | Quant | Item | Rate | £ p |
|----------------------------------|--|-------|------|------|-----|
| | <u>GENERAL</u> | | | | |
| G1 | To all windows, carefully remove paint where significantly overpainted onto the glass. | 1 | Item | | |
| G2 | In lieu of cutting in new sections of timbers, contractor can carry out conservation repairs to the windows. | | Note | | |
| G3 | To all windows, allow to rake out mortar / mastic around windows and repoint / mastic, leave all weathertight. | 1 | Item | | |
| | <u>PAINTING Specification Reference M60</u> | | | | |
| P1 | All previously painted windows to No.1 and 2, the external sides to be prepared, primed and repainted to match the existing as specified in M60. No paint to be applied to the glazing, cords etc. | 1 | Item | | |
| P2 | In preparing windows, as much paint as possible is to be removed from the existing cords where previously painted. | 1 | Item | | |
| P3 | All windows to be left fully operating. Inform CA of any windows which cannot be left fully operating. | 1 | Item | | |
| P4 | All previously painted external doors be prepared, primed as required and repainted to match the existing as specified in M60. | 1 | Item | | |
| | <u>BASEMENT Specification Reference C51, L10, L20, Z22</u> | | | | |
| BW1 | Replace chords, ease and adjust and replace broken sash lock. | 1 | Item | | |
| BW2 | Ease and adjust top sash. Replace ironmongery to match existing. | 1 | Item | | |
| BW3 | Ease and adjust. Remove and replace mastic to the perimeter. | 1 | Item | | |
| BW4 | Ease and adjust. Remove and replace mastic to the perimeter. | 1 | Item | | |
| BW5 | Ease and adjust. Remove and replace mastic to the perimeter. | 1 | Item | | |
| BW6 | Ease and adjust sashes. Remove mastic around the perimeter and re-mastic. | 1 | Item | | |
| BW7 | Ease and adjust. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.3 Window & Doors



| | | Quant | Item | Rate | £ p |
|----------------------------------|--|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| BW8 | Cut out areas of decay to the bottom section of the sill, jamb and sash; piece in new sections of external grade timber; remove mastic from the perimeter and re-mastic. Prime bare areas ready for redecoration. Ease and adjust. | 1 | Item | | |
| BW9 | Cut out areas of decay to the bottom section of the sill, jamb and sash; piece in new sections of external grade timber. Prime bare areas ready for redecoration. Ease and adjust. | 1 | Item | | |
| BW10 | Remove secondary glazing prior to painting. Reinstate after painting complete. Screw shut from the internal side to prevent unauthorised access. | 1 | Item | | |
| BW11 | Carefully remove existing putty and re-putty window. Screw shut from the internal side to prevent unauthorised access. | 1 | Item | | |
| BW12 | Carefully remove existing mastic to the perimeter of the window and remastic. Ease and adjust. | 1 | Item | | |
| BW13 | Carefully remove existing mastic to the perimeter of the window and remastic. | 1 | Item | | |
| BD1 | Supply and install safety film to the existing glazing . Ease and adjust. | 1 | Item | | |
| BD2 | Replace cracked glazing with new toughened glass. Supply and install safety film to the existing glazing . Ease and adjust. | 1 | Item | | |
| BD3 | Supply and install safety film to the existing glazing . Ease and adjust. | 1 | Item | | |
| BD4 | Supply and install safety film to the existing glazing . Ease and adjust. | 1 | Item | | |
| BD5 | Cut out areas of decay to the door frames; piece in new sections of external grade timber, ease and adjust door and frame, overhaul ironmongery to match existing, leave in good working order and prime any bare areas ready for redecoration. | 1 | Item | | |
| BD6 | Carefully cut out decayed section of the bottom lip to the door leaf and door frame; piece in section of external grade timber. Leave sufficient gap at the base of the door leaf to prevent the door from becoming difficult to open in varying seasons . Prime bare areas ready for redecoration. Ease and adjust. | 1 | Item | | |
| BD7 | Ease and adjust. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.3 Window & Doors



| | | Quant | Item | Rate | £ p |
|---|--|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| BD8 | Ease and adjust. Trim the base of the door leaf to allow a sufficient gap to prevent to door becoming difficult to open in varying seasons. | 1 | Item | | |
| BD9 | Ease and adjust. Trim the base of the door leaf to allow a sufficient gap to prevent to door becoming difficult to open in varying seasons. | 1 | Item | | |
| BD10 | Ease and adjust. Trim the base of the door leaf to allow a sufficient gap to prevent to door becoming difficult to open in varying seasons. | 1 | Item | | |
| <u>GROUND FLOOR Specification Reference C51, L10, L20, Z22</u> | | | | | |
| GW1 | Carefully cut out section of decay to the LHS jamb, piece in new section of external grade timber and prime ready for redecoration. Ease and adjust. | 1 | Item | | |
| GW2 | Ease and adjust. | 1 | Item | | |
| GW3 | Ease and adjust. | | Note | | |
| GW4 | To the entire section of curtain walling, including doors, allow for cutting out of decayed sections of timber posts, bottom lips to door leafs, sills to the windows and window jambs. Piece in new section of external grade timber and prime ready for redecoration. Ease and adjust. | 1 | Item | | |
| GW5 | Ease and adjust. | 1 | Item | | |
| GW6 | Ease and adjust. Renew sash lock. | 1 | Item | | |
| GW7 | Replace missing spring. Cut out areas of decay to the bottom section of the sill, jamb and sash; piece in new sections of external grade timber. Prime bare areas ready for redecoration. Ease and adjust. | 1 | Item | | |
| GW8 | Cut out areas of decay to the bottom section of the sill, jamb and sash; piece in new sections of external grade timber. Prime bare areas ready for redecoration. Ease and adjust. | 1 | Item | | |
| GW9 | Cut out areas of decay to the bottom section of the sill, jamb and sash; piece in new sections of external grade timber. Prime bare areas ready for redecoration. Ease and adjust. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.3 Window & Doors



| | | Quant | Item | Rate | £ p |
|--|---|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| GW10 | Cut out areas of decay to the bottom section of the sill, jamb and sash; piece in new sections of external grade timber. Prime bare areas ready for redecoration. Ease and adjust. | 1 | Item | | |
| GW11 | Cut out areas of decay to the bottom section of the sill, jamb and sash; piece in new sections of external grade timber. Prime bare areas ready for redecoration. Ease and adjust. | 1 | Item | | |
| GW12 | Cut out decayed areas of the sill, piece in new external grade timber. Prime ready for redecoration. | 1 | Item | | |
| GW13 | Cut out decayed areas of the sill, piece in new external grade timber. Prime ready for redecoration. | 1 | Item | | |
| GD1 | Cut out decayed section of the bottom lip of the door leaf. Piece in new external grade timber and prime ready for redecoration. | 1 | Item | | |
| GD2 | Cut out decayed section of the bottom lip of the door leaf. Piece in new external grade timber and prime ready for redecoration. | 1 | Item | | |
| <u>FIRST FLOOR Specification Reference C51, L10, L20, Z22</u> | | | | | |
| FW1 | Release top sash. Ease and adjust. | 1 | Item | | |
| FW2 | Release top sash. Ease and adjust. | 1 | Item | | |
| FW3 | Cut out decayed section of timber jamb and parting bead. Piece in new external grade timber and prime ready for redecoration. Ease and adjust. | 1 | Item | | |
| FW4 | Cut out decayed section to the base of the window. Replace existing rotten sill. Replace with external grade timber and prime. Ease and adjust. | 1 | Item | | |
| FW5 | Ease and adjust. | 1 | Item | | |
| FW6 | Ease and adjust. | 1 | Item | | |
| FW7 | Cut out decayed section to the base of the window. Replace existing rotten sill. Replace with external grade timber and prime. Ease and adjust. | 1 | Item | | |
| FW8 | Ease and adjust. | 1 | Item | | |
| FW9 | Ease and adjust. | 1 | Item | | |
| FW10 | The bottom part of the sash has been split into two sections. Carefully manufacture new section in hardwood and fix to glazing bars. Cut out decayed section of sill. Piece in new section of external grade timber and prime for painting. Ease and adjust. See Drawing 003. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.3 Window & Doors



| | | Quant | Item | Rate | £ p |
|----------------------------------|---|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| FW11 | The bottom part of the sash has been split into two sections. Carefully manufacture new section in hardwood and fix to glazing bars. Ease and adjust. See Drawing 003. | 1 | Item | | |
| | <u>SECOND FLOOR Specification Reference C51, L10, L20, Z22</u> | | | | |
| SW1 | Ease and adjust. | 1 | Item | | |
| SW2 | Replace missing finger lifts. Release top sash, ease and adjust. Cut out section of decayed timber to the jambs and piece in new section of timber. Prime for painting. | 1 | Item | | |
| SW3 | Release top sash, ease and adjust. Replace existing beading. | 1 | Item | | |
| SW4 | Release top sash, ease and adjust. | 1 | Item | | |
| SW5 | Release top sash, ease and adjust. | 1 | Item | | |
| SW6 | No works required. | | Note | | |
| SW7 | Cut out decayed section of window jamb and bottom section of the sash. Piece in new timber and prime. Replace beading. Ease and adjust. | 1 | Item | | |
| SW8 | Cut out decayed section of window jamb to the RHS and bottom section of the sash. Piece in new timber and prime. Ease and adjust. | 1 | Item | | |
| SW9 | Release top sash. Ease and adjust. Replace chords to the top sash. Cut out section of decayed window jamb to the RHS, piece in new external grade timber and prime. | 1 | Item | | |
| SW10 | Replace putty. Cut out decayed window jamb and piece in new section of timber, prime for painting. Add a new section of timber to the bottom sash to rectify the twist. Replace bottom bead. Ease and adjust. | 1 | Item | | |
| SW11 | Ease and adjust. Renew sash lock. | 1 | Item | | |
| | <u>THIRD FLOOR/ROOF Specification Reference C51, L10, L20, Z22</u> | | | | |
| TW1 | Replace chords. Cut out section of decayed timber to the LHS, piece in new section of external grade timber and prime. Ease and adjust. | 1 | Item | | |
| TW2 | Ease and adjust. Replace chords to bottom sash. Apply hardener to the low sections of timber. | 1 | Item | | |
| TW3 | Release top sash. Cut out section of decayed timber jamb and piece in new external grade timber, prime for painting. Ease and adjust. | 1 | Item | | |
| TW4 | Replace entire window with a hertiage, cord operated sash window. Approximate dimensions as follows: 1200x1160 Contractor to check measurements on site. See Drawing 004. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.3 Window & Doors



| | | Quant | Item | Rate | £ p |
|---|---|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| TW5 | Replace entire window with a hertiage, cord operated sash window. Approximate dimensions as follows: 1200x1160 Contractor to check measurements on site. See Drawing 004. | 1 | Item | | |
| TW6 | Replace entire window with a hertiage, cord operated sash window. Approximate dimensions as follows: 1960x1180. Contractor to check measurements on site. See Drawing 004. | 1 | Item | | |
| TW7 | Cut out section of decayed timber to the LHS bottom sash and jamb. Piece in new timber and prime. Ease and adjust. | 1 | Item | | |
| TW8 | Cut out section of decayed window sill, piece in new timber and prime. Ease and adjust. | 1 | Item | | |
| TW9 | Allow for replacing the glazing for fire rated glazing, integrity only minimum RE30. | 1 | Item | | |
| TW10 | Replace both single glazed roof lights with minimum RE30 fire rated glazing Conservation/Heritage style Velux units. | 1 | Item | | |
| TW11 | Replace both single glazed roof lights with minimum RE30 fire rated glazing Conservation/Heritage style Velux units. | 1 | Item | | |
| TW12 | Replace existing window with a side hung velux window with fire rated glazing to minimim RE30. | 1 | Item | | |
| TW13 | No work required. | | Note | | |
| TW14 | Replace entire window with a hertiage, cord operated sash window. Approximate dimensions as follows: 1170x1200. Contractor to check measurements on site. (Small Office adjacent stairwell). See Drawing 004. | 1 | Item | | |
| PAGE TOTAL CARRIED FORWARD TO COLLECTION £ | | | | | |

TENDER**1-2 Bedford Square****Schedule of works****Job No. 63094-21****3.4 External Wall/Patio Repairs**

| Repair Ref | Repair Item | Quant | Item | Rate | £ p |
|----------------------------------|---|-------|------|------|-----|
| Wa G1 | <u>GENERAL</u> Prior to painting, sections of previously painted masonry, particular attention is required to areas of details; to be cleaned and prepared for re-painting. No sand blasting permitted. See relevant items below. | | Note | | |
| Wa G2 | All external brickwork repairs are to be in second-hand London Stock bricks to match the existing work. Where necessary, brickwork repairs shall be toned down to match the old. No fletton bricks are to be used in the property whatsoever. Gauged arches and brick bonding shall be to match the existing work. | | Note | | |
| Wa G3 | Pointing should match that of the adjacent original brickwork. Dust from removed pointing to be mixed in with the new mortar. If required, pigment to be added to match the colour of 'Dirty' mortar. Patchwork quilt effect of the repointed mortar will not be accepted. | | Note | | |
| Wa G5 | <u>STONE REPAIRS</u> A specialist's report is to be obtained for the repair of stone copings, cornices, mouldings, plinths etc., and work should be executed by a qualified stonemason. The specialist may be a qualified professional experienced in conservation work. Natural stone is to be used to match existing; precast or in situ concrete or reconstructed stone components are not acceptable. | | Note | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

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1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.4 External Wall/Patio Repairs



| Repair Ref | Repair Item | Quant | Item | Rate | £ p |
|----------------------------------|---|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| Wa1 | <u>NO.1 FRONT ELEVATION Specification Reference C40, C41, C51, M20, Z21, Z22, Z20, M60.</u> Carefully remove loose brickwork and set aside. Rake out existing pointing and remove any loose debris. Re-insert the removed bricks and re-point in lime mortar. | 1 | Item | | |
| Wa2 | Rake out cement pointing and re-point in lime mortar. | 50lm | PQ | | |
| Wa3 | Carefully rake out cracking and the perpendicular mortar joints. Insert Helifix Crack Stitching Helibars in accordance with the Helifix specification. Re-point in lime mortar. | 1 | Item | | |
| Wa4 | Cut out cracking to the banding to approx 75mm wide, back to the substrate. Fill with render and float to leave a flat finish. | 1 | Item | | |
| Wa5 | Rake out cracking and fill with suitable Exterior Filler. | 1 | Item | | |
| Wa6 | Fill existing holes with lime mortar. Allow for further investigation of holes not identified. | 8Nr | PQ | | |
| Wa8 | Carefully remove the lead flashing from below the window sills. Fix a new section of 75x50 tanalised timber, with sloping top edge to the face of the brickwork and overlay with Code 3 lead flashing. Ensure the head of the flashing returns up the brickwork for at least one brick course and is returned into to the brickwork bed for a minimum of 50mm. Form a suitable drop on the underside of the lead and timber formwork, whilst ensuring the timber is completely covered. | 1 | Item | | |
| Wa9 | Carefully cut out the spalled brick and replace. | 1 | Item | | |
| Wa10 | Rake out suspected cracking to investigate further. Report findings to the CA. Allow for the supply and install of Helifix Crack Stitching. | 1 | Item | | |
| Wa11 | Carryout an investigation of the drop to the cornice. Report findings to the CA. Allow for a PQ of 5lm of raking out and repairing to the existing cracking along the whole length of the cornice. Fill with suitable Exterior Filler. | 1 | Item | | |
| Wa12 | Rake out cracking to the plinths and side sections to the steps and fill with Exterior Filler. Re-point joints. | 1 | Item | | |
| Wa13 | Remove all areas of friable sections of the coping stone. Reform with stiff render and float to create the same detail as existing. Add stone dust to match existing colour of the copings. | 1 | Item | | |
| Wa14 | Stone/rendered top detail to be fully stripped back, restored/repared where needed and repainted. | 1 | Item | | |
| Wa15 | Intricate detailing to the rendered/stone bands, archways around doors and parapets to be stripped back to original stone backing using JOS Torc method. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.4 External Wall/Patio Repairs



| Repair Ref | Repair Item | Quant | Item | Rate | £ p |
|----------------------------------|---|----------|------------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| Wa16 | All stone work/rendered sections to be prepared, primed as required and repainted to match existing as specified in M60. <u>NO.1 BASEMENT Specification Reference C40, C41, C51, M20, Z21, Z22, Z20, M60.</u> | 1 | Item | | |
| Wa17 | All painted areas of brickwork within the front basements, including window reveals, to be prepared, primed as required and repainted to match existing as specified in M60. Excluding the LHS section of wall adjacent to door BD5. <u>NO.1 REAR ELEVATION Specification Reference C40, C41, C51, M20, Z21, Z22, Z20, M60.</u> | 1 | Item | | |
| Wa1 | Cut out cracking to the rendered sections to approx 75mm wide, back to the substrate. Fill with render and float to leave a flat finish. | 10lm | PQ | | |
| Wa2 | Cut out cracking to the banding to approx 75mm wide, back to the substrate. Fill with render and float to leave a flat finish. | 1 | Item | | |
| Wa3 | Allow for the replacement of a section of cast iron rainwater pipe if found to be defective. New joints to be sealed using rubberised bituminous sealant. | 10lm | PQ | | |
| Wa4 | All stone work/rendered sections to be prepared, primed as required and repainted to match existing as specified in M60. <u>NO.2 FRONT ELEVATION Specification Reference C40, C41, C51, M20, Z21, Z22, Z20, M60.</u> | 1 | Item | | |
| Wa1 | Rake out cracks to the copings and balustrade sections fill with suitable Exterior Filler. | 1 | Item | | |
| Wa2 | Remove section of mortar which has been used as an in fill section of brick. Replace with a new brick and re-point in lime mortar. | 1 | Item | | |
| Wa3 | Carefully remove lead flashing and replace. | 1 | Item | | |
| Wa4 | - Investigate further section of damaged cornice and report to CA. - Allow for a PQ of 5lm of raking out and repairing to the existing cracking along the whole length of the cornice. Fill with suitable Exterior Filler. | 1 5lm | Item PQ | | |
| Wa5 | Cut out cracking to the banding to approx 75mm wide, back to the substrate. Fill with render and float to leave a flat finish. | 1 | Item | | |
| Wa6 | Fill existing holes with lime mortar. Allow for further investigation of holes not identified. | 8Nr | PQ | | |
| Wa7 | Carefully cut out cracks and remove and loose material; infill cracks with mortar. Form new nosings where required with a stiff mortar mix. Use stone dust to match existing colour. | 1 | Item | | |
| Wa8 | Rake out cracking to the plinths and side sections to the steps and fill with suitable Exterior Filler. Re-point joints. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.4 External Wall/Patio Repairs



| Repair Ref | Repair Item | Quant | Item | Rate | £ p |
|---|--|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| Wa9 | Rake out cement pointing and re-point in lime mortar. | 1 | Item | | |
| Wa10 | Intricate detailing to the rendered/stone bands, archways around doors and parapets to be stripped back to original stone backing using JOS Torc method. | 1 | Item | | |
| Wa11 | All stone work/rendered sections to be prepared, primed as required and repainted to match existing as specified in M60. | 1 | Item | | |
| | <u>NO.2 BASEMENT Specification Reference C40, C41, C51, M20, Z21, Z22, Z20, M60.</u> | | | | |
| Wa12 | To the LHS of door BD5, remove the entirety of the blistered white paint. On the internal side remove all damaged plaster and brush away all friable material. Leave masonry substrate expose to allow monitoring of damp prior to any remedial work taking place. | 1 | Item | | |
| Wa13 | All painted areas of brickwork within the front basement, including window reveals, to be prepared, primed as required and repainted to match existing as specified in M60. | 1 | Item | | |
| | <u>NO.2 REAR ELEVATION Specification Reference C40, C41, C51, M20, Z21, Z22, Z20, M60.</u> | | | | |
| Wa1 | Remove ivy from brickwork. | 1 | Item | | |
| Wa2 | Rake out cement pointing and re-point in lime mortar. | 1 | Item | | |
| Wa3 | Investigate further to determine whether pointing is cement based. Allow for raking out and repointing in lime mortar for an approximate area of 4sqm | 1 | Item | | |
| Wa4 | Remove rotten sections of timber fascia along the whole length of the mansard and mono pitched roof and replace to match existing. Prime for painting. | 1 | Item | | |
| Wa5 | Flatten dip to the balcony expanded metal flooring. | 1 | Item | | |
| Wa6 | To the LHS of window TW8, rake out existing cracking, insert Helifix Helibar product as per manufacturers instructions and re-point in lime mortar. | 1 | Item | | |
| Wa7 | All stone work/rendered sections to be prepared, primed as required and repainted to match existing as specified in M60. | 1 | Item | | |
| | <u>COURTYARD AREA Specification Reference C40, C41, C51, M20, Z21, Z22, Z20, M60.</u> | | | | |
| Wa1 | Supply and install new cast iron hopper and rainwater downpipe. The cast iron hopper to be greater in width than the existing outlet. | 1 | Item | | |
| Wa2 | Rake out friable pointing to the lead flashing and re-point in lime mortar. | 1 | Item | | |
| PAGE TOTAL CARRIED FORWARD TO COLLECTION £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.5 External Works



| | | Quant | Item | Rate | £ p |
|----------------------------------|--|-------|------|------|-----|
| | See Specification items C40, Z21 | | | | |
| | GENERAL | | | | |
| EX1 | Remove staining below the alarm box adjacent to window GW1. | 1 | Item | | |
| | <u>STEPS AND RAILINGS</u> | | | | |
| EX2 | Carefully cut out cracks and remove and loose material; infill cracks with mortar. Form new nosings where required with a stiff mortar mix. Use stone dust to match existing colour. | 1 | Item | | |
| EX3 | Remove existing layers of paint to the railing finials to restore detailing using the JOS Torc method. Brush down all railing areas to the front and rear of No. 1 & No. 2. Areas of rust to be removed with a wire brush ready for painting. See EX11 below. | 1 | Item | | |
| EX4 | DOFF clean steps and paving areas to the front and basement areas of Nr 1 & 2, and all the paving slabs in the rear courtyard; apply fungicide; repoint within joints, leave all neat and tidy; Clean down removing loose paintwork ready for repainting. | 1 | Item | | |
| EX5 | Allow for the replacement of 10 rusted balustrades to the railings due to extreme rust. Cut out the pockets within the masonry, and asphalt where applicable, and brush clean. Insert new railings and seal with poured lead. Where asphalt is present, allow for asphalt repairs around the new railing. | 10Nr | P/Q | | |
| EX6 | Remove existing asphalt serving the steps of Nr. 2 where running parallel with window BW11, back to the substrate. Create a new upstand/string detail using timber battens. The detail to window BW11 sill to be removed. Insert a new timber fillet section between the steps and window BW11 with a sufficient fall to allow any water to escape. Lay new asphalt to the modified section of the steps and timber detailing. | 1 | Item | | |
| EX7 | Remove existing boxing detail. Rebuild in exterior grade 12mm WBP plywood sheets with access doors. Create new flashing detail with a sufficient drip clearance from the face of the new plywood boxing. Chase the flashing in to the stone/rend and re-point using lime mortar. Prepare and decorate. | 1 | Item | | |
| EX8 | To Nr 1 & 2, allow for the removal of 3Nr redundant security alarm boxes. | 1 | Item | | |
| EX9 | Where security alarm boxes have been removed, allow for a 'brick doctor' to treat the now exposed bricks to match the surrounding bricks. | 1 | Item | | |
| TOTAL (CARRIED FORWARD) £ | | | | | |

TENDER
1-2 Bedford Square
Schedule of works
Job No. 63094-21
3.5 External Works



| | | Quant | Item | Rate | £ p |
|---|--|-------|------|------|-----|
| TOTAL (BROUGHT FORWARD) £ | | | | | |
| | <u>COURTYARD AREA Reference Specification items J42 & J31.</u> | | | | |
| EX10 | Ground floor courtyard existing flat roof/terrace area: | | | | |
| | - Allow for the stripping of the existing inverted roof, including slabs and insulation, back to the substrate for inspection by the CA. | 1 | Item | | |
| | - Allow to replace existing plywood deck with 22 WBP, on firings to create falls. (Provisional item) | 1 | Item | | |
| | - Lay new IKO Armour Plan Ballasted System with IKO paving slabs over. Roof to achieve a U value of 0.18 or better (or to meet building regulation standards, whichever is most onerous). System to be complete with all flashings, upstands, penetrations, outlets etc as required. | 1 | Item | | |
| | - System to be covered by Insurance backed 25 year Guarantee. | | Note | | |
| | - Apply the IKO Tanetech liquid membrane to the existing box gutter. | 1 | Item | | |
| | - Allow for temporarily making good at the end of the day to prevent water ingress. | 1 | Item | | |
| | <u>EGRESS BALCONY</u> | | | | |
| EX11 | Allow to remove large dent from floor of balcony. | 1 | Item | | |
| | <u>PAINTING Reference Specification M60.</u> | | | | |
| EX12 | All metal balconies to the rear elevations to be prepared, primed as required and repainted to match existing as specified in M60. | 1 | Item | | |
| EX13 | All metal railings to the front of No.1 and No.2 to be repainted in black to match the existing. | 1 | Item | | |
| PAGE TOTAL CARRIED FORWARD TO COLLECTION £ | | | | | |

TENDER
1-2 Bedford Square
Clear Site
Job No. 63094-21
3.6 Clear Site/Completion



| | | Tender Quant | Item | Rate | £ p |
|---|---|-----------------|------|------|-----|
| 3.6 | <u>Clear Site/Completion</u> | | | | |
| 3.6.1 | Clear away all plant, surplus material and builders' rubbish, and leave the premises/site clean and tidy upon completion. | 1 | Item | | |
| 3.6.2 | The Contractor is to carry out a professional sparkle clean of all areas where work has been undertaken. | 1 | Item | | |
| 3.6.3 | Contractor to make good all external areas, including the public pavement and leave in the same condition as found. | 1 | Item | | |
| 3.6.4 | All O&M, as installed documents, photographic evidence and BC certification to be provided at completion. | 1 | Item | | |
| 3.6.5 | The contractor is to provide a copy of the H&S file. | 1 | Item | | |
| PAGE TOTAL CARRIED FORWARD TO COLLECTION £ | | | | | |

TENDER
1-2 Bedford Square
Building Provisional Sums
Job No. 63094-21
3.7 Provisional Quantities & Sums



| | | Guide Quant | Item | Rate | £ p |
|----------------------------------|--|----------------|------|------|-----------------|
| | <u>PROVISIONAL ITEMS/QUANTITIES</u> | | | | |
| | The following items are provisional and only to be expended with the agreement of the CA. Contractor to add overheads and profits to items listed below in rate. | | Note | | |
| 3.7.1 | Parting beads | 20 | lm | | |
| 3.7.2 | Staff beads | 20 | lm | | |
| 3.7.3 | Sash weights (2.8 kg) | 10 | Nr | | |
| 3.7.4 | Glazing Putty to windows | 50 | lm | | |
| 3.7.5 | Brush weather seals to sashes | 30 | lm | | |
| 3.7.6 | Sash locks | 5 | Nr | | |
| 3.7.7 | Additional Repointing in lime mortar | 30 | m2 | | |
| 3.7.8 | Additional cutting and replacing bricks | 20 | Nr | | |
| 3.7.9 | Allow for cutting out cracking to render and making good. | 30 | lm | | |
| 3.7.10 | Allow for crack repairs to the rendered window heads and reveals. | 50 | lm | | |
| 3.7.11 | Repairs/reforming of cornice teeth to the front elevations. | 10 | Nr | | |
| 3.7.12 | Refixing of A/C unit brackets. | 5 | Nr | | |
| 3.7.13 | Brick replacements where balcony railings are fixed. | 10 | Nr | | |
| | <u>PROVISIONAL SUMS</u> | | | | |
| 3.7.14 | Remedial works after monitoring the damp to Nr 2 basement wall adjacent door BD5. | 3,000.00 | Psum | | 3,000.00 |
| 3.7.15 | Allowance for the investigation into the ventilation grilles located on the rear external elevations. | 500.00 | Psum | | 500.00 |
| 3.7.16 | Reconstructing of parapet wall. See R10 | 5,000.00 | Psum | | 5,000.00 |
| 3.7.17 | Rebuilding the external services box. See EX7 | 500.00 | Psum | | 500.00 |
| TOTAL (CARRIED FORWARD) £ | | | | | 9,000.00 |

| | | | | | |
|--------------------------------|--|---|------|-----------|-----------|
| TOTAL (BROUGHT FORWARD) £ | | | | | 9,000.00 |
| <u>CONTINGENCY SUMS</u> | | | | | |
| 3.7.18 | General Contingency | 1 | Item | 20,000.00 | 20,000.00 |
| | Contractors Overheads & Profit on expenditure against the above provisional sums totalling £29,000 The Contractor is to state a % and the resultant price is to be inserted in the pricing column. | | % | | |
| TOTAL CARRIED TO COLLECTION £ | | | | | 29,000.00 |

TENDER
1-2 Bedford Square
Building Provisional Sums
Job No. 63094-21
Appendix A-Drawings



APPENDIX A - Drawings

TENDER
1-2 Bedford Square
Building Provisional Sums
Job No. 63094-21
Appendix B-Reference Photographs



APPENDIX B - Reference Photographs