

Russell Hotel



ITEM	ELEVATION	DESCRIPTION OF WORK AREA	REPAIR	CODE	RATING	LENGTH	DEPTH	HEIGHT	NO	QTY	UNIT
Guildford St Elevation Pavement Level Piers & Plinths											
		Working from Russell Sq elevation along Guildford St Elevation removing hoarding to survey scope opf works.									
Plinth 35-36	Guildford St	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 36		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 36		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		1		no
Pier 36		Remove fixings & make good	MG	MG					4		no
Pier 36	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 37		Remove capping piece and take down 1 course of terracotta renew 2 No piece units and rebuild		TD RB							
Pier 37		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		1		no
Pier 37		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		4		no
Pier 37		Remove fixings & make good	MG	MG					1		no
Pier 37 - 38	Plinth	Remove and replace 7 No new terracotta plinths		TD BB					7		no
Pier 39-40	Plinth	New Terracotta plinths complete 3 No		RB					3		no
Pier 39		New Terracotta pier to be built complete		RB							
Pier 38-40 plinths		Remove existing plinths to create opening for new staircase							7		no
Pier 38		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 38		Remove concrete to top of capping piece & re flaunch	MR	MR	R	0.200	0.200		1		no
Pier 38		Take down pier complete to fit new gas lantern. replace 4 No units /Blocks and rebuild including brick core		TD RB					4		no

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Pier 38		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no
Pier 38		Pin repair to terracotta	PR	PR	R				2		no
Pier 38	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 40		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 40		Remove concrete to top of capping piece & re flaunch	MR	MR	R	0.200	0.200		1		no
Pier 40		Pin repair to terracotta	PR	PR	R				1		no
Pier 40		Remove capping piece and 1 course of terracotta and replace 4 No units /Blocks and rebuild		TD RB					4		no
Pier 40		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no
Pier 40	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 41		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 41		Remove concrete to top of capping piece & re flaunch	MR	MR	R	0.200	0.200		1		no
Pier 41		Pin repair to terracotta	PR	PR	R				1		no
Pier 41	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 42		Remove concrete capping piece and renew with new terracotta cap		TD RB					1		
Pier 42		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 42	Panels	Remove 2 existing panels and allow 2 new terracotta panels to new gate		TD RB					2		no
Plinth between 42-43		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 43		Carefully remove capping piece									
Pier 43		New Terracotta panel ST48 & "T" section ST47									
Pier 43		Re- fix capping stone									
Pier 43		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM

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Pier 43		Pin repair to terracotta	PR	PR	R				1		no
Pier 43		Remove concrete to top of capping piece & re flaunch	MR	MR	R	0.200	0.200		1		no
Plinth between Pier 43-44		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 44		Remove concrete to top of capping piece & re flaunch	MR	MR	R	0.200	0.200		1		no
Pier 44		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 44		Pin repair to terracotta	PR	PR	R				1		no
Plinth between Pier 44-45		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 45		Carefully take down capping piece & RE-FIX									
Pier 45		New Terracotta "T" piece									
Pier 45		Remove concrete to top of capping piece & re flaunch	MR	MR	R	0.200	0.200		1		no
Pier 45		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between Pier 45-46		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 46		Remove concrete to top of capping piece & re flaunch	MR	MR	R	0.200	0.200		1		no
Pier 46		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 46		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		1		no
Plinth between Pier 46-47		Open joints in terracotta	RR	RR	R	1.000			1	3.600	LM
Plinth between Pier 46-47		New Plinth							1		No

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Pier 47		New Terracotta pier to be built complete - OMITTED/decoration & filling by others									
Pier 48		New Terracotta pier to be built complete - OMITTED/decoration & filling by others									
Plinth between Pier 48-49		New Plinth						1		No	
Plinth between Pier 48-49		Open joints in terracotta	RR	RR	R	1.000		1	3.600	LM	
Pier 49		Take down existing capping piece and replace with new, replace terracotta T sections x 2						1		No	
Pier 49		Open joints in terracotta	RR	RR	R	1.000		1	28.000	LM	
Pier 50		Take down existing capping piece and replace with new						1		No	
Pier 50		Open joints in terracotta	RR	RR	R	1.000		1	28.000	LM	
Pier 50		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100	1		no	
Pier 50	Banisters	Open joints in terracotta	RR	RR	R	1.000		1	15.000	LM	
Plinths between Pier 50 -51		Open joints in terracotta	RR	RR	R	1.000		1	3.600	LM	
Pier 51		Open joints in terracotta	RR	RR	R	1.000		1	28.000	LM	
Pier 51		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100	1		no	
Pier 51		Pin repair to terracotta	PR	PR	R			1		no	

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Guilford general		Contingency allowance to cover for additional repairs that cannot be seen when inspecting as we could not physically see all 4 sides behind the hoarding also these piers and plinths should be cleaned before the survey is carried out.	10% of Guilford Street total allowed for as a contingency to cover areas nor accessible to survey								
Russell Square Elevation Pavement Level Piers & Plinths											
Pier 15 Lantern		Remove capping piece		TD RB					1		no
Pier 15 Lantern		Remove 3 No courses of terracotta all 4 sides rebed and re-build		TD RB					Item		Item
Pier 15 Lantern		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 15 Lantern		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		1		no
Pier 15 Lantern		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		2		no
Pier 15 Lantern	Plinths	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 15 Lantern		Pin repair and fill terracotta	MG	MG					4		no
Pier 15 Lantern		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no
Pier 16		Remove capping piece		TD RB					1		no
Pier 16		Remove 3 No stones		TD					3		no
Pier 16		Replace new terracotta							3		no
Pier 16		Pin repair to terracotta	PR	PR	R				1		no
Pier 16		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 16		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		2		no
Pier 16		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		1		no
Pier 16		Mortar repair terracotta Flat	MR	MR	R	0.150	0.050		1		no
Pier 16		Mortar repair terracotta Flat	MR	MR	R	0.050	0.050		1		no
Pier 16	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 16		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no
Pier 17		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM

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Pier 17		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		6		no
Pier 17		Mortar repair terracotta Flat	MR	MR	R	0.150	0.050		1		no
Pier 17		Pin repair to terracotta	PR	PR	R				4		no
Pier 17	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 17		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no
Pier 18		Demolish existing pier & rebuild New Terracotta pier complete		TD RB					1		Item
Between piers 18-19		Abutment to wall works unforeseen Assume 6 No ashlar terracotta panels 2 No roll mould skirting & Threshold (no design) - Provisional sum		TD RB							
Pier 19		Demolish existing pier & rebuild New Terracotta pier complete		TD RB					1		Item
Pier 20		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 20		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		4		no
Pier 20		Mortar repair terracotta flat	MR	MR	R	0.200	0.050		1		no
Pier 20		Mortar repair terracotta moulded	MR	MR	R	0.200	0.050		1		no
Pier 20		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		1		no
Pier 20		Pin repair to terracotta	PR	PR	R				3		no
Pier 20	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 20		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		4		no
Pier 20		Pin repair to terracotta	PR	PR	R				2		no
Pier 21 Lantern		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 21 Lantern		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no

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Pier 21 Lantern		Note Possible new terracotta cap will be required damage when removing may have to re-bed t Section terracotta below cap									
				TD RB							
Plinth 21 - 21A		Remove and replace new plinth stones including demolishing of existing piers		TD RB					8		no
Pier 22		New Pier Complete		RB					1		Item
Pier 22	Plinth	New plinth stones		RB					8		no
Pier 23		Remove capping piece		TD RB					1		no
Pier 23		Take down and replace 3 new sections of terracotta Remove cap and reinstate.		TD RB					3		NO
Pier 23		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 23		mortar repair moulded	MR	MR	R	0.050	0.050		3		no
Pier 23		Remove fixings & make good	MG	MG					3		no
Pier 23		Pin repair to terracotta	PR	PR	R				4		no
Pier 23	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 23		Pin repair to terracotta	PR	PR	R				3		no
Pier 24		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 24		Remove fixings & make good	MG	MG					4		no
Pier 24		Pin repair to terracotta	PR	PR	R				1		no
Pier 24		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		1		no
Pier 24	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 24		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		2		no
Pier 25	Cap	Take down cap and replace with new terracotta capping piece.		TD RB					1		no
Pier 25		Take down 4 courses of terracotta and replace 4 new sections/units of terracotta & 1no base piece & rebuild including brick core		TD RB					5		no

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Pier 25		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 25		Pin repair to terracotta	PR	PR	R				4		no
Pier 25		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no
Pier 25		Remove fixings & make good	MG	MG					2		no
Pier 25	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 26	Cap	Take down cap and replace with new terracotta capping piece.		TD RB					1		no
Pier 26		Take down 4 courses of terracotta and replace 5 new sections/units of terracotta & rebuild including brick core		TD RB					6		no
Pier 26		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 26	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 26		Pin repair to terracotta	PR	PR	R				1		no
Pier 26		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		2		no
Pier 27		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 27		Pin repair to terracotta	PR	PR	R				1		no
Pier 27		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		2		no
Pier 27		Remove fixings & make good	MG	MG					4		no
Pier 27	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 28		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 28		Remove fixings & make good	MG	MG					4		no
Pier 28		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		5		no
Pier 28		Pin repair to terracotta	PR	PR	R				2		no
Pier 28	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 28		Pin repair to terracotta	PR	PR	R				4		no
Pier 29		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 29		Pin repair to terracotta	PR	PR	R				2		no
Pier 29		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		2		no

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Pier 29		Remove fixings & make good	MG	MG				4		no
Pier 29	Plinth	Open joints in terracotta	RR	RR	R	1.000		1	7.200	LM
Pier 29		Pin repair to terracotta	PR	PR	R			1		no
Pier 30		Take down to plinth course replacing 8 new sections/units of terracotta & rebuild.		TD RB				8		no
Pier 30		Open joints in terracotta	RR	RR	R	1.000		1	28.000	LM
Pier 30		Pin repair to terracotta	PR	PR	R			1		no
Pier 30		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050	1		no
Pier 30		Remove fixings & make good	MG	MG				4		no
Pier 30	Plinth	Open joints in terracotta	RR	RR	R	1.000		1	7.200	LM
Pier 30		Pin repair to terracotta	PR	PR	R			3		no
Pier 31		Open joints in terracotta	RR	RR	R	1.000		1	28.000	LM
Pier 31		Pin repair to terracotta	PR	PR	R			1		no
Pier 31		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050	1		no
Pier 31		Mortar repair terracotta moulded	MR	MR	R	0.200	0.100	1		no
Pier 31		Remove fixings & make good	MG	MG				1		no
Pier 31	Plinth	Open joints in terracotta	RR	RR	R	1.000		1	7.200	LM
Pier 31		Pin repair to terracotta	PR	PR	R			4		no
Pier 32		Open joints in terracotta	RR	RR	R	1.000		1	28.000	LM
Pier 32		Pin repair to terracotta	PR	PR	R			3		no
Pier 32		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050	3		no
Pier 32		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100	3		no
Pier 32	Plinth	Open joints in terracotta	RR	RR	R	1.000		1	7.200	LM
Pier 32		Pin repair to terracotta	PR	PR	R			3		no
Pier 33		Remove capping piece		TD RB				1		no
Pier 33		Take down terracotta 2 No courses and replace 5 No new stones and rebuild		TD RB				5		no

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Pier 33		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 33		Pin repair to terracotta	PR	PR	R				1		no
Pier 33		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no
Pier 33		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		4		no
Pier 33		Remove fixings & make good	MG	MG					4		no
Pier 33	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 33		Pin repair to terracotta	PR	PR	R				5		no
Pier 34		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 34		Pin repair to terracotta	PR	PR	R				5		no
Pier 34		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		2		no
Pier 34		Mortar repair terracotta moulded	MR	MR	R	0.100	0.100		1		no
Pier 34	Plinth	Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 34		Pin repair to terracotta	PR	PR	R				6		no
Pier 34		Mortar repair terracotta moulded	MR	MR	R	0.050	0.050		1		no
Pier 34		Remove fixings & make good	MG	MG					2		no
Plinth 35		Remove capping piece and take down 4 No courses and replace 3 No terracotta stones and rebuild		TD RB					3		no
Plinth 35		Mortar repair terracotta moulded	MR	MR	R	0.200	0.200		1		no
Bernard St Elevation Pavement Level Piers & Plinths											
		BERNARD ST ELEVATION ONCE AGAIN WE HAD AN ISSUE WITH SURVEYING DUE TO THE HOARDING WE THEREFORE ASSUMED THE FOLLOWING:									
Pier 1		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between Pier 1-2		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM

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Pier 2		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Pier 2	Banisters	Open joints in terracotta	RR	RR	R	1.000			1	15.000	LM
Pier 2	Banisters	Take down existing copings and replace with new x 6							6		no
Pier 3		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between pier 3-4		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 4		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between pier 4-5		Open joints in terracotta	RR	RR	R	1.000			1	5.000	LM
Pier 5		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between pier 5-6		Open joints in terracotta	RR	RR	R	1.000			1	5.000	LM
Pier 6		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between pier 6-7		Open joints in terracotta	RR	RR	R	1.000			1	5.000	LM
Pier 7		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between pier 7-8		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 8		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between pier 8-9		New Terracotta plinths							2		No

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Plinth between pier 8-9		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 9		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between Pier 9-10		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 10		Take down capping piece							1		No
Pier 10		Replace pier Terracotta cap and 1no ST48 panel							1		No
Pier 10		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between pier 10-11		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 11		Take down capping piece							1		No
Pier 11		Replace pier Terracotta cap and 1no ST48 panel							1		No
Pier 11		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between 11-12		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 12		Carefully take 1 course and cap and replace 2 No panel ST48 and re-build							2		No
Pier 12		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between 12-13		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 13		Take down capping piece and replace new terracotta panel ST48 and re-build									

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Pier 13		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Plinth between 13-14		Open joints in terracotta	RR	RR	R	1.000			1	7.200	LM
Pier 14		New Terracotta cap									
Pier 14		Open joints in terracotta	RR	RR	R	1.000			1	28.000	LM
Piers 1-14 general		Contingency allowance to cover for additional repairs that cannot be seen when inspecting as we could not physically see all 4 sides behind the hoarding also these piers and plinths should be cleaned before the survey is carried out.									
			10% of Guilford Street total allowed for as a contingency to cover areas nor accessible to survey								

Total additional items

Pricing notes

- 1 Where new plinths are to be laid where there is currently paving we have allowed to remove existing paving and clean the bed ready for new units. No allowance has been made for any building up of the substrate
- 2 We have no allowance for drilling holes into new plinths for railings. Assumed by railing contractor
- 3 Attendance by metalworker may be required when removing existing or re-building new piers etc.
- 4 No allowance for restraining railings in situ due to our removal of existing terracotta.
- 5 No works can start on piers where lanterns are located until these items are removed by others
- 6 Hazzas fencing and adequate protection for the public to be provided by S&T.