

UNIVERSITY OF LONDON
Senate House Railings Restoration

SCHEDULE OF WORKS

Senate House Railings Restoration

Description, overview of the works:

The railings (approx. 190 linear meters), balconies and gates have unfortunately been allowed to deteriorate over the last 15 years and their condition is poor and in places unstable, various parts are missing either having been stolen or have fallen off. Large Corrosion blisters have formed and destroyed some of the cross sectional areas of fixing points and other areas. Tree roots have pushed the sleeper walls upwards, forcing panels to become uncoupled from the column junctions in one location the tree has started to grow over the railing head. The University wishes to fully restore the railings due to the condition we find them in, to carry out this package of works we envisage fully stripping back to the base material, carry out all necessary repairs, replace all missing items, fixing all locking mechanisms and decorated to an earlier colour "Dark grey/green", which has been discovered in our paint analysis.

The result will be a run of railings and gates which look as good as the day they were erected, using a mixture of traditional and modern materials, technologies and skills. The works will be challenging but vastly rewarding.

The UoL are planning to complete the project in 2 following phases:

- Phase 1: Railings and gates facing the Malet Street and Montague Place.
- Phase 2: Redecorate and refurbish all of the balconies, external rails and gates including the Russell Square gates.

Item No	Description	Unit	£
Phase 1 (Perimeter railings approx. 190 linear meters)			
1	Allow sum to liaise on with the Local Authorities (Historic England, Camden Planning Officer and allocated Building Control Officer) to ensure that all of the works completed are approved and within the set standards.		
2	Allow sum to liaise on with the Arboriculturalist (Arboriculture Association Approved Consultant) to ensure that all works that are undertaken do not affect the trees surrounding the railings in accordance with; Ministry of Housing, Communities and Local Government Town and Country Planning (Tree Preservation)(England) Regulations 2012		
3	Provide and install all temporary protection such as hoarding, barriers etc. to allow to screen off and protect the public from risks involved with the restoration of the railings and gates and stone cleaning.		
Note:	Please refer to the UOL Asbestos Management Surveys prior to any works commencement.		
4	attached drawings including all specified items below: - Strip off all existing paint (please refer to the note below) - Make all necessary repairs to corroded and broken joints, fixings uprights etc. Fix or replace as and where necessary all fixings, joints, uprights etc.. to railings, columns, posts gates and all fittings to railings. Form new profiles of metal works to match existing where required and necessary. - Prime all surface of the railings and gates as per BS 6150:2006 Code of Practice for painting of buildings (or as amended/revised) and BS EN ISO 12944:1998 Paints and Varnishes - Corrosion Protection of Steel Structures by Protective Paint Systems (or as amended/revised) - Finish all surface of the railings and gates (as per drawing attached) with minimum 2 coats of specified paint (Dulux Trade Metalshield Gloss Paint TBC, Colour: TBC)	item	
Note:	Please refer to the UOL Paint Survey Analysis prior to any works commencement for lead content.		
5	Carefully chase out and re-point brickwork to the areas where the railings are fixed. Ensure that the mortar matches the existing colour. Allow for railing re-fix.	item	

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6	Remove all attached signage, make good, fill holes, blemishes, damage etc. where fixings have penetrated railings or columns.	item	
7	Supply and fit decorative shield/emblems to match existing material and appearance as and where required.	item	

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8	Fully refurbish all ornate knobs and latches. Allow to ease and adjust and fully restore/replace all internal mechanisms including all fixings and spindles as and where required. To allow for the locking mechanisms within the whole length of the railing and gates for full restoration and functionality.	item	
9	Ease, adjust, replace (if required) all floor mounted 'hold open' latches, hinges and mechanisms to ensure that all of them are fully operational.	item	
10	Ease, adjust, replace (if required) and make all necessary repairs to all drop bolts to ensure all are fully operational to railing and gates.	item	
Item No	Description	Unit	£
11	Allow to make necessary repairs and adjustments to U brackets lap joint as and where required. Make all repairs to all corroded areas and/or replace if necessary. All profiles of new metal works to match the existing in material and fenestration.	item	
12	Remove and re lay the uneven paving as and where necessary to allow all gates to swing free.	item	
13	Ease and adjust all hinges as and where necessary.	item	
14	been lifted): <ul style="list-style-type: none"> - remove the sections of railings, columns and posts (set aside for re-use) - Take up coping stones (set aside for re-use). - Allow to investigate coping stone footing (if any) - Excavate and remove the existing footing(if required) - Allow to liaise with Project Manager to inspect the areas and review options on how to drop the gates railing to the correct level. - Liaise with the local authority and local arboriculturalist to ensure that all works are authorised and allowed within noted regulations. - Allow for options of coping stone footing and subsequent builders work of approved option - Re-lay all removed coping stones. Re-point to match the existing. - Make all necessary repairs to the removed columns and posts and re-fix to the same locations. 	item	
15	Re-fix and/or provide all decorative column moulding details as and where necessary	item	

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16	Using an appropriate cleaning agent/ system allow to carefully clean down all stone work below the railings.	item	

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Item No	Description	Unit	£
17	Make all necessary repairs to stonework and mortar joints to match existing as and where required.	item	
18	Allow to remove and refurbish 4 No. lamps (locations shown on drawing). Replace all broken / damaged sections of glass with new to match existing. Allow to re-install all lamps and power provision/connections.	item	

To Collection £

Item No	Description	Unit	£
Phase 2	Restore and redecorate all of the balconies, external rails and gates including the Russell Square gates		
Balconies. Please refer to the Appendix 2. for the locations of items.			
	<p>floor railings, as per attached drawings including all specified items below:</p> <ul style="list-style-type: none"> - Strip off all existing paint (please refer to the note below) - Make all necessary repairs to corroded and broken joints, fixings uprights etc. Fix or replace as and where necessary all fixings, joints, uprights etc.. to balconies, railings, and all fittings to railings. Form new profiles of metal works to match existing where required and necessary. - Prime all surface of the railings and gates as per BS 6150:2006 Code of Practice for painting of buildings (or as amended/revised) and BS EN ISO 12944:1998 Paints and Varnishes - Corrosion Protection of Steel Structures by Protective Paint Systems (or as amended/revised) - Finish all surface of the balconies and railings (as per drawing attached) with minimum 2 coats of specified paint (Dulux Trade Metalshield Gloss Paint, Colour: TBC) 		
Note:	Please refer to the UOL Paint Survey Analysis prior to any works commencement for lead content.		
23	8 no of "L" shape balconies at Senate House North	item	
24	11 x straight balconies on Senate House North Block	item	
25	Long railings on the 1st floor of Senate House North Block	item	
26	14 x straight balconies at the Senate House, South Block	item	
27	4 x "L" shape balconies at the Senate House South Block	item	
28	Long railings on the 1st floor of Senate House, South Block (Malet Street and Montague Place)	item	
Cloisters Gates			

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	Fully refurbish all ornate knobs and latches. Allow to ease and adjust and fully restore/replace all internal mechanisms including all fixings and spindles as and where required. To allow for the locking mechanisms within all items listed below for full restoration and functionality:		
29	8 no of Cloisters gates (under the Senate House Tower)	item	
30	2 no pedestrian gates and 1 no of 2 leaves vehicle gate at Russell Square site.	item	
	Ease, adjust, replace (if required) all floor mounted 'hold open' latches, hinges and mechanisms to ensure that all items listed below are fully operational:		
31	8 no of Cloisters gates		
32	2 no pedestrian gates and 1 no of 2 leaves vehicle gate at Russell Square site.	item	
	Ease, adjust, replace (if required) and make all necessary repairs to all drop bolts to ensure all are fully operational to items listed below:	item	
33	8 no of Cloisters gates		
34	2 no pedestrian gates and 1 no of 2 leaves vehicle gate at Russell Square site.	item	
	Ease and adjust all hinges as and where necessary for all items listed below.	item	
		item	
35	8 no of Cloisters gates		
36	2 no pedestrian gates and 1 no of 2 leaves vehicle gate at Russell Square site.		

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	(listed below) Square side gates at Senate House, as per attached drawings including all specified items below: - Strip out all of the existing paint. - Make all necessary repairs to corroded and broken parts and areas. Fix or replace if necessary all parts of the railings, columns, posts gates and all fittings and features within the railings. All profiles of new metal works to match the existing. - Prime all surface of the railings and gates as per BS 6150:2006 Code of Practice for painting of buildings (or as amended) and BS EN ISO 12944:1998 Paints and Varnishes - Corrosion Protection of Steel Structures by Protective Paint Systems (or as amended) - Finish all surface of the railings and gates (as per drawing attached) with 2 coats of paint (Dulux Trade Metalshield Gloss Paint,)		
37	8 no of cloisters gates	item	
38	2 no pedestrian gates and 1 no of 2 leaves vehicle gate at Russell Square site.	item	
() To Collection £			

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Item No	Description	Unit	£
	<u>Prelims project general cost</u>		
39	Site manager	item	
40	Site set up, compound and welfare facilities, decant from site end of project in the location indicated on appendix 2.	item	
41	Attendant labour (%)	item	
42	Small tools and consumables	item	
43	Skips	item	
44	Protection	item	
45	H&S	item	
46	O&M	item	
47	Site s	item	
48	Any additional cost (please list)	item	
(Prelims) To Collection £			

COLLECTION

Unit	£
Phase 1	
Phase 2	
Prelims	
Collection	£ _____

VAT £ _____

Total (Inc. VAT) £ _____

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