

556 P05C - Winscombe Street Brickwork Repairs
Schedule of Works

Status: **Tender**

19 July 18

Stage 1 : testing, approvals and preparation

Price £

1.1 Testing of existing mortar and pointing

In an agreed location, take samples of i) bedding mortar and ii) pointing; provide laboratory test results to ascertain mix (sand/lime/cement) and type of sand. At tender provide information on proposed testing.

£

1.2 Sample cleaning

In three agreed locations (assume one at parapet level, one below a first floor window and one at ground floor level), provide access and carry out careful and non-destructive cleaning tests. The types of cleaning are to be **proposed** by the Contractor in the tender in a **Method Statement**. It is assumed that one method would be gentle brushing with water; another may be steam cleaning. Note that at lower levels some brickwork has been marked by water-tank over flows. It is assumed that in general the general pointing of the walls does not need repairs at this stage and that the cleaning will not be detrimental to this.

£

For information: Pentad will then select two bricks based on the results of the cleaning and obtain samples of these.

1.3 Test cutting of chamfered cill bricks

Allow for test cutting of six standard sample bricks provided by Pentad to form chamfered cill bricks. Establish a method that will result in consistent cuts for the project.

£

1.4 Samples of pointing mortar

Based on the previous mortar analysis, provide at least three loose samples of dried mortar, to allow selection of the preferred mix and colour for the repairs.

£

1.5 Sample panels of brickwork

Based on the bricks selected, order 30 bricks of each of two types from Edenhall Ltd and construct one sample panel for each, each pointed in two mortar types if required.

£

For information: Pentad will seek Listed Building Consent for the repairs and the materials (mortar and brick). There may therefore be a pause of a number of weeks between Stage 1 and Stage 2.

1.6 Supply bricks

Based on the agreed brick type, place an order with Edenhall for the supply and delivery of bricks. For tender, assume the brick is to be **Howlite Grey (to be confirmed)**. The quantity assumed is 1100 parapet bricks and 400 cut cill bricks. Allow for 5% wastage. Actual type of brick is to be confirmed.

£

Sub-total

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Stage 2 : carry out cleaning and repairs

2.1 Cleaning

Based on the agreed approach, carry out cleaning to the exterior of the building, on four elevations. For tender, the Contractor is asked to provide a price based on an assumed method, or methods, for cleaning set out in the Method Statement. The actual method will depend on the testing. £

Allow for providing access for cleaning. If scaffolding is to be provided, assume the same access will be used for the repair works to follow. Provide information at tender on access proposed. £

Allow for suitable protection of the existing building fabric as required by the cleaning method. Provide information at tender on any protection proposed. £

2.2 Parapet repairs

Carefully remove the top course of brickwork on the parapets indicated on the drawings (brick-on-edge copings). Expose the DPM below and carefully remove this after inspection by the Architect. Avoid damage to the courses below. £

Prepare and lay a new DPM in the agreed mortar mix. DPM to be polyethylene with high profile embossed surface for slip resistance. To approval. £

Lay new brick-on-edge copings on the parapets, using the agreed mortar mix and pointing. Agree with the Architect a slight slope inwards towards the roof. £

2.3 Window cill repairs

Prepare canted bricks for the window cills by cutting these from whole bricks, as the agreed sample. £

Carefully remove the canted cill bricks indicated on the drawings. Avoid damage to the DPM behind, the brick courses below, adjacent brickwork and the timber windows. Note that the windows are understood to be fixed to the inner blockwork leaf and do not bear on the outer cill; however the first small window is to be used as a test case and removal of the cill carried out with care. £

Allow for patch repair of any damage to the existing DPM behind the cill bricks caused when removing the bricks, using appropriate liquid DPM, if required. Sample to be approved. £

Install new brick cill bricks, using the agreed mortar mix and pointing. £

In the recess below the timber cill of each window, apply a mastic seal between the timber and the new brick cill and ensure the new cill is watertight generally. Mastic to be by Adshead Ratcliffe to an agreed spec and colour. £

2.4 Repairs to pointing

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In the areas shown on the drawings where unsuitable pointing repairs have been carried out, carefully remove the pointing and repoint to match the existing colour adjacent. Do not fill the cracks in bricks themselves with mortar, as the walls do not have expansion joints and these cracks allow for minor movement.

| | |
|---|---|
| North elevation (front): repairs N1 to N4 | £ |
| West elevation (side): repairs W1 to W2 | £ |
| East elevation (front): repairs E1 | £ |
| South elevation (garden) repairs S1 to S4 | £ |

2.5 Completion

| | |
|--------------------------------|---|
| Leave the site clean and tidy. | £ |
|--------------------------------|---|

Sub-total

3 Site set up for Stage 2 works

| | |
|--|---|
| 3.1 Water will be provided. Allow for site WC facilities and other requirements. Parking is available on the forecourt. | £ |
| 3.2 Allow for providing scaffold/platform access to carry out the works. Visit the site to assess the building. Provide a Method Statement of access proposals with the tender. | £ |
| 3.3 Allow for protection for the existing roof and the glass rooflights, as noted on the plans. Provide proposals with the tender. | £ |

Sub-total

TOTAL

4 Schedule of rates

Provide costs for the following additional works if required and agreed:

| | |
|--|---|
| Bricklayer, per day | £ |
| Labourer, per day | £ |
| Repointing of brickwork including raking out, per linear metre | £ |

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Information to be provided with the tender

Item 1.2: Types of cleaning - Method Statement

Item 3.2: Access - Method Statement

Item 3.3: Protection proposals

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£
[Redacted]

£
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