

Item	Description	Qty	Unit	Rate	Value
	<p><b>Notes</b></p> <p>This is an outline scope of works and budget costings based on previous experience on similar projects and is subject to review following receipt of the Structural Engineers final scheme.</p> <p>The 2nd floor front rooms are to be completely stripped of all furniture, fixtures and fittings prior to the works commencing.</p> <p>The 1st floor front rooms may also be effected by the works, but no allowance has been made for any internal works to the 1st floor at this stage</p> <p>No internal works have been allowed to the 1st and 3rd floors at this stage</p> <p>We have assumed free use of</p> <ul style="list-style-type: none"> <li>- Power and water supplies</li> <li>- Use of existing welfare facilities</li> <li>- use of 2nd floor rooms for our site accomodation</li> </ul>				

To Collection: \_\_\_\_\_

NOTES

Item	Description	Qty	Unit	Rate	Value
	<b>Preliminaries</b>				
A	Management & Staff		item		
B	Power & Lighting		item		
C	Safety, Health & Welfare		item		
D	Rubbish Disposal		item		
E	Cleaning		item		
F	Protection of work in All Sections		item		
G	Survey of condition of existing front facade and brick arches		item		
H	Deliveries		item		
I	Local Authority licences		item		
	<b>Scaffolding and propping etc</b>				
J	Scaffold and temporary work design		item		
K	Supply and erect designed scaffolding to give access and support of the masonry		item		
L	Hoisting		item		
M	Install temporary propping at 2nd floor level, remove on completion and make good brickwork		item		
N	Weekly scaffold inspections		item		

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Item	Description	Qty	Unit	Rate	Value
	<b>External works</b>				
A	Exploratory works		item		
B	To areas of retained brickwork above and below rebuild area, using non percussive diamond tipped drill install 4mm diameter stainless steel spiro ties at 450mm staggered vertical and horizontal c/c IN Fischer FIS-V. To be insterted a minimum of 175mm on bed/ perpend junctions and turned 90 degs into prepared bed joint raked out 35mm. Return to be 75mm. Point in approved mortar.		Item		
C	Carefully remove 3no 2nd floor metal window railings and set aside for re-use		item		
D	Carefully remove external brick face to front facade, sort, clean and store sound bricks and remove from site defective bricks. (Provisional area from top of 2nd floor window head to approx 1m below 1st floor window heads. Including 3no defective gauged arches and removing render from 2nd floor window reveals		item		
E	Carefully remove 3no 2nd floor window cills and set aside for re-use		item		
F	Inspect existing timber lintels and, where defective repair/strengthen/replace as appopraite.		P.Sur		
G	Install headtree, supply and lay new gauged brick arches to match existing		item		
H	Rebuild outer skin of facing brick work to extent as described above with salvaged and reclaimed brick including bonding/tying to inner leaf		item		
I	Fix 3no 2nd floor window cills		item		
J	Render 3no 2nd floor window reveals and soffits		item		
K	Rake and re-point remainder of front elevation fcaing brickwork complete using hydraulic mortar to give uniform finish		item		
L	Refix 3no 2nd floor metal window railings		item		

PROVISIONAL  
ONLY  
ALL WORKS TO  
BE AS JOULE  
DRAWINGS &  
SPECS.

To Collection: \_\_\_\_\_

Item	Description	Qty	Unit	Rate	Value
<b>Internal works 2nd floor level</b>					
A	Exploratory works		item		
B	Removal and storage of 3 No. existing windows/shutters		item		
C	Removal of timber skirting and localised plaster.		Item		
D	Remove existing floor finishes and boards, as necessary to carry out works.		Item		
E	Restraint strapping of brickwork to floor structure		Item		
F	Reinstate plaster if required		item		
G	Reinstate floorboards and floor finishes		Item		
H	Reinstate the 3 No. existing windows/shutters		item		

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