

## SCHEDULE OF WORKS

The works here required relate to the exterior of all three residential blocks on the site. It is likely that, under a separate contract, other works in respect of the internal refurbishment of the dwellings may be occurring simultaneously to these works.

With regard to the separate internal refurbishment works, each individual dwelling will be vacated by the tenant in advance of works on that unit commencing. The remainder of the site will however continue to be utilized by residents, staff and visitors at all times throughout the contract duration.

This schedule of works is to be read in conjunction with the project drawings, specification of workmanship and materials, preliminaries and technical data contained within the appendices.

1.1 **Roof flashing and weathering works.**

The Contractor will need to provide appropriate access means (scaffolding etc) to allow safe and secure access to the roofs. This is deemed to be included within the contractor's tender.

- 1.2 Following inspection of all flashings by the CA (who may vary the brief prior to works commencing). Carefully remove existing lead stepped side and apron flashings to all chimney stacks. Cut back mortar in dressing joints and prepare for installation of new flashing.
- 1.3 To base of all chimney stacks where flashings removed in 1.01 above supply and install new side stepped flashings and apron flashings to all faces as appropriate. All details to be in strict accordance with the recommendations of the Lead Sheet Association. Ensure that head of flashings are correctly seated in raked out bed joints and that they are secured as appropriate using lead wedges prior to repainting. Repaint neatly using lime mortar as appropriate. Apply a coat of patination oil on completion. Test using a hose or watering can to ensure no water penetration on completion to the satisfaction of the CA.
- 1.4 Carefully remove existing lead gable abutment flashings to gables nearest Church Street and prepare for installation of new. Cut back mortar in dressing joints and prepare for installation of new flashing.
- 1.5 To full length of all gable abutments removed in 1.03 above supply and install new raking abutment flashings as appropriate. All details to be in strict accordance with the recommendations of the Lead Sheet Association. Ensure that head of flashings are correctly seated in raked out joints and that they are secured as appropriate using lead wedges prior to repainting. Repaint neatly using lime mortar as appropriate. Apply a coat of patination oil on completion. Test using a hose or watering can to ensure no water penetration on completion to the satisfaction of the CA.
- 1.6 Carefully remove existing all mortar gable abutment flashings (including those to gablets) and prepare for installation of new.
- 1.7 To full length of all gable abutments removed in 1.05 above supply and install new raking abutment mortar flashings as appropriate. Repaint neatly using lime mortar as appropriate. Test using a hose or watering can to ensure no water penetration on completion to the satisfaction of the CA.
- 1.8 Carefully remove any existing lead flashings associated with valleys and services any existing services penetrations and prepare for installation of new.

- 1.9 To areas where flashings removed in 1.05 supply and install new flashings as appropriate. All details to be in strict accordance with the recommendations of the Lead Sheet Association. Apply a coat of patination oil on completion. Test using a hose or watering can to ensure no water penetration on completion to the satisfaction of the CA.

## 2.1 **Rainwater Goods refurbishment works**

- 2.2 To courtyard elevations of all blocks, carefully remove existing cast iron rainwater gutters, hoppers and rainwater goods including all fixings and catalogue the positions from which they were taken. Brush off all dirt and debris using a wire brush and allow inspection by the CA to establish if any components require replacement (note that the replacement is the subject of a provisional sum).
- 2.3 Following on from 2.02 above thoroughly prepare the gutters, hoppers, downpipes and brackets for redecoration and redecorate in accordance with the specification. Note that the interior of gutters and hoppers are to be coated with black bituminous paint as appropriate. All works are to be done swifly to prevent corrosion commencing prior to redecoration.
- 2.4 Following completion of the rainwater goods refurbishment works, reposition on each building exactly as removed, incorporating any new replacement components as required and ensuring that previous falls and alignment are replicated. Allow for any adjustments necessary to ensure correct draining of the gutters and discharge to hoppers and rainwater pipes etc. Refix all components to provide the complete system as appropriate.
- 2.5 Supply and install wire balloon gratings to the head of all rainwater pipes and in hoppers to prevent blockage by leaf debris etc.
- 2.6 On completion of the works, test using a hose to ensure correct discharge of the system and to ensure that there are no leaks to the satisfaction of the CA.
- 2.7 To the rear elevations of each block where all rainwater goods are plastic, allow for accessing all and for cleaning out to remove all leaf and moss debris etc. Ensure correct operation of the system on completion. Test using a hose to ensure correct discharge of the system and to ensure that there are no leaks to the satisfaction of the CA.

### 3.1 **Window refurbishment works**

Note that the works will involve the removal of paint coatings from historic windows and it is highly likely that the paint will contain lead. The Contractor is therefore to ensure that all paint is removed in strict accordance with the guidelines produced by the Health and Safety Executive and in accordance with the requirements of the Control of Lead at Work Act. The contractor's tender will be deemed to include for this.

Note that the works here require the full refurbishment of all historic windows to the Church Street gable elevations and to the courtyard elevations of all three blocks. These are numbered 81, B2, 83, 84 and 'Window 1 to Window 35' inclusive on drawing A1103-27. Windows 81, 82, 83 and 84 are of stone construction with leaded lights. Windows numbered 1 to 35 are believed to be of cast iron construction within stone outer frames. The Contractor is required to appoint a specialist sub-contractor who is experienced and has a proven track record in the repair of windows of this nature. The schedule of works below gives an indication of the works that will be required and will form the basis for pricing at this stage. Prior to works commencing however the specialist will be invited to visit site, inspect the windows and provide a written report detailing the recommended way forward for the refurbishment works which may, eventually, include some on site repairs and some factory repairs. For the purposes of the tender however, the following should be assumed:

- 3.2 Arrange for an iron window refurbishment specialist to visit site, inspect all windows and produce a detailed written report outlining his proposal for the full refurbishment of all windows identified on drawing A1103-27 (ie windows 81-84 and 1 to 35 inclusive). A separate price is to be identified for this service and is to be included within the overall tender sum.
- 3.3 To cast iron windows numbered 1 to 35 inclusive make a comprehensive numbered, photographic catalogue of all prior to removal. Allow for the careful removal of all windows taking care to minimize damage to the surrounding stone surfaces.
- 3.4 Carefully remove all existing putty, glass, ironmongery and fixings taking care not to damage fittings or break glass wherever possible. Set aside for reuse.
- 3.5 Completely removal all loose paint using a wire brush and further remove all paint as appropriate via an appropriate removal method (acid pickling or air-borne abrasives – to be agreed in advance with the CA). Allow for thorough inspection of the frames and for the removal and replacement of badly corroded components as appropriate using traditional methods (such as cutting out and cold metal stitching in a new section to match). Allow a 1m section per frame. Complete the full refurbishment of the frame including applying a protective primer immediately to prevent the onset of corrosion.

- 3.6 Completely redecorate all refurbished window frames and refix refurbished ironmongery. Install new ironmongery to match existing where existing is beyond repair or is missing (note that the supply of any replacement ironmongery is the subject of a provisional sum).
- 3.7 Return windows to site, prepare openings, align frames, refix and rebed and seal perimeter of frames as appropriate using traditional materials.
- 3.8 Reglaze windows using existing glass where possible and with new to match where existing was damaged during removal. Use traditional putty and tool off neatly. Decorate exposed face of putty to seal and match remainder of window frame.
- 3.9 Check operation of windows and adjust as necessary to ensure full and correct operation on completion.
- 3.10 To leaded bay windows numbered B1 to B4 inclusive make a comprehensive numbered, photographic catalogue of all, prior to works commencing. Include for this here. The actual works to the leaded windows is the subject of a provisional sum however it is assumed that the works will require the replacement of failed ferramenta (saddle bars) and refixing with copper wire, the replacement of damaged quarries and the refurbishment of the lead comes. This may involve removing the windows from site.
- 3.11 On completion of the full refurbishment works refix windows and reglaze using existing glass where possible and with new to match where existing was damaged during removal. Use lead putty (black) as appropriate, tool off neatly.
- 3.12 Check operation of windows and adjust as necessary to ensure full and correct operation on completion.

#### 4.1 **Masonry repair works**

Appendix 1 of this specification is a thorough report in respect of the stonework and brickwork on all three buildings. The Contractor is required to appoint a specialist sub-contractor who is experienced and has a proven track record in the repair of historic masonry of this nature. The contractor is to allow for the complete schedule of works detailed in the appendix including for all items identified as both priority A and priority B works. In respect of these works, if requested to do so the contractor will be required to submit a copy of the appendix 1 report with prices shown against each item. For the purpose of the initial tender however lum sum total prices will simply be requested against category A works and category B works as shown below. Note that items noted as 'Provisional item' and 'Provisional Sum' within the schedule of works are the subject of a provisional sum within the project preliminaries.

- 4.2 For all items shown as Category A works in the DESS schedule dated May 2015:
- 4.3 For all items shown as Category B works in the DESS schedule dated May 2015:
- 4.4 Allow for disposing of all redundant materials and debris and for leaving the site in a clean and tidy manner to the satisfaction of the CA.

Proposed external refurbishment works at The Square, Spalding – Section 3 – Schedule of Works.

## **COLLECTION**

Page 3/1

Page 3/2

Page 3/3

Page 3/4

Page 3/5

Page 3/6

Page 3/7

## **SCHEDULE OF WORKS Carried to Main Summary**

£