

0390-3

St James Church,
Little Paxton - East
Churchyard Wall
Quinquennial Repairs

Schedule of Work

December 2018

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1 Contingency

£

10 Contingency

Description : *Allow for £4,000 contingency*

Total for Section 1 £

To be carried forward to Tender Summary (page 13)

2 General

£

20 Introduction

Background : Following various repairs around the church and the recent quinquennial inspection, the condition of the east churchyard wall was identified as requiring additional investigation. Following a structural inspection and report from Ashton Consulting Engineers on 28 June 2018, the wall was deemed to be in reasonable condition for its age but it has suffered from ivy and other weeds growing in the mortar joints, from general weathering and in certain sections it is leaning due to pressures from the adjacent tree.

Scope : The works comprise of removing all ivy roots and stems from and adjacent to the walls, repointing all open mortar joints, replacing weathered bricks brick cants, relay loose coping bricks, repoint cracks and rebuild certain sections.

Note : The sections noted below refer to the sections as identified in the structural report. For more information, please see the structural engineer's documentation.

30 Access for Works

Access : Tenderers to submit their proposals for access to carry out the works to each area.

Access to conform to Health & Safety Standards.

Method Statement : Tenderers to submit a method statement with their pricing information for access to carry out works.

Scaffolding : For the required scaffolding refer to item below for requirements.

40 Excavation Near Graves

Note : Due to the proximity of excavation works to the graves and ash burials in the churchyard, the contractor should allow for the following items:

Item 1 : Allow for all excavation works to be dug by hand.

Item 2 : Contractor to provide a method statement on his proposed methodology for excavation and works on site.

Item 3 : Allow for all soil that is excavated to be sifted. Any human remains found should be collected by the contractor and carefully stored in a respectful manner in a special container for subsequent re-interment.

Item 4 : In the case of any archeological discoveries, the contractor is requested to stop works immediately and contact the church architect to discuss next steps and potential archeological inspection.

Item 5 : Any soil from excavation work within the churchyard is consecrated and may not be removed from site. Contractor to allow soil to be stockpiles until it is agreed where soil can be spread and levelled within the churchyard.

50 Security**• Extent**

Extent : Provide adequate security and fencing to create safe working area and safe means of delivering materials to and from working areas.

Note : The neighbours next to the east churchyard wall have dogs in the garden so the contractor should allow for proper fencing to keep the dogs away from the people working at the wall. Also to ensure that during the rebuilding stages of the wall, there are no gaps to the boundary so that the dogs cannot run off the property.

• Method Statement

Method Statement : Submit proposal for site set up to architect.

60 Services

Services : Client agreed to provide electricity and water for the duration of the works. Contractor allowed to use the WC facilities in the church, providing that they are respectful and that they are cleaned at the end of the day.

70 Additional Pointing Fee per m2

Inform : Show a rate per square meter for additional pointing (as per specification on item 3.100).

80 Additional Wall Rebuilding Fee per m2

Inform : Show a rate per square meter for additional taking down of existing wall and rebuilding (as per specification on item 5.150)

Total for Section 2 £

To be carried forward to Tender Summary (page 13)

3 East Churchyard Wall - Section 01 (Front to 1st Timber Post of Trellis)

£

90 Ivy Removal

Extent : Allow for the removal of all ivy stem and roots on & in the wall, from both faces of the wall.
After removal, apply weedkiller to stop any future growth.

100 Masonry Repointing & Repairs

Summary : The works comprise of raking out & repointing the entirety of the section 01 of the east churchyard wall, together with various small repairs.

Location : As specified below.

Extent : Repoint all joints.

Raking out : Where repointing is necessary, rake out the joints to a depth not less than 25mm.

Mortar : 1:3 NHL3.5 hydraulic lime: sharp sand.

Mortar colour : Natural to match the existing as close as possible

Joints : Flush, pointed full, brushed back after initial set.

Colour Variants : Any variation in colour of pointing is to be achieved solely by using different coloured sand. No artificial colour additive is to be used without the authority of the architect and then only in inert vegetable dye will be permitted.

Protection : In warmer weather the pointing should be wetted from time to time, approx. 4 times a day to prevent it drying out too quickly and in sunshine or drying winds covered with wet sacking or polythene sheeting. In colder weather it must also be protected from frost by covering with sacking. New mortar must also be protected from driving and heavy rain. During periods of cold weather the architect may require that the mortar be tested with a phenolphthalein indicator solution for carbonation before scaffolding is struck. The architect must therefore be contacted before the scaffolding is taken off hire.

• Section 01 - East Churchyard Wall

Repointing : Allow for the raking out and repointing of all of the section 01 of the east churchyard wall. Allow for the proper pointing of any cracks in the masonry.

Brick replacement : Allow for the replacement of 20 weathered bricks and 5 cant coping bricks.

Colour and type to match existing and to be approved by the architect prior to order).

Loose Bricks : Allow for the removal and relaying of any loose bricks.

Copings : Allow for the removal and relaying of any loose copings.

Total for Section 3 £

To be carried forward to Tender Summary (page 13)

4 East Churchyard Wall - Section 02 (1st to 3rd Timber Post of Trellis)

£

110 Ivy Removal

Extent : Allow for the removal of all ivy stem and roots on & in the wall, from both faces of the wall.
After removal, apply weedkiller to stop any future growth.

120 Masonry Repointing & Repairs

Summary : The works comprise of raking out & repointing the entirety of the section 02 of the east churchyard wall, together with various small repairs.

Location : As specified below.

Extent : Repoint all joints.

Raking out : Where repointing is necessary, rake out the joints to a depth not less than 25mm.

Mortar : 1:3 NHL3.5 hydraulic lime: sharp sand.

Mortar colour : Natural to match the existing as close as possible

Joints : Flush, pointed full, brushed back after initial set.

Colour Variants : Any variation in colour of pointing is to be achieved solely by using different coloured sand. No artificial colour additive is to be used without the authority of the architect and then only in inert vegetable dye will be permitted.

Protection : In warmer weather the pointing should be wetted from time to time, approx. 4 times a day to prevent it drying out too quickly and in sunshine or drying winds covered with wet sacking or polythene sheeting. In colder weather it must also be protected from frost by covering with sacking. New mortar must also be protected from driving and heavy rain. During periods of cold weather the architect may require that the mortar be tested with a phenolphthalein indicator solution for carbonation before scaffolding is struck. The architect must therefore be contacted before the scaffolding is taken off hire.

• Section 02 - East Churchyard Wall

Repointing : Allow for the raking out and repointing of all of the section 02 of the east churchyard wall. Allow for the proper pointing of any cracks in the masonry.

Brick replacement : Allow for the replacement of 20 weathered bricks & 5 cant coping bricks.

Colour and type to match existing and to be approved by the architect prior to order).

Loose Bricks : Allow for the removal and relaying of any loose bricks.

Copings : Allow for the removal and relaying of any loose copings.

Total for Section 4 £

To be carried forward to Tender Summary (page 13)

5 East Churchyard Wall - Section 03 (3rd to 6th Timber Post of Trellis)

£

130 Ivy Removal

Extent : Allow for the removal of all ivy stem and roots on & in the wall, from both faces of the wall.
After removal, apply weedkiller to stop any future growth.

140 Masonry Repointing & Repairs

Summary : The works comprise the complete raking out & repointing of the first part of section 03 of the wall (from the 3rd timber post of Trellis up to 5m from the 6th timber post).

Location : As specified below.

Extent : Repoint all joints.

Raking out : Where repointing is necessary, rake out the joints to a depth not less than 25mm.

Mortar : 1:3 NHL3.5 hydraulic lime: sharp sand.

Mortar colour : Natural to match the existing as close as possible

Joints : Flush, pointed full, brushed back after initial set.

Colour Variants : Any variation in colour of pointing is to be achieved solely by using different coloured sand. No artificial colour additive is to be used without the authority of the architect and then only in inert vegetable dye will be permitted.

Protection : In warmer weather the pointing should be wetted from time to time, approx. 4 times a day to prevent it drying out too quickly and in sunshine or drying winds covered with wet sacking or polythene sheeting. In colder weather it must also be protected from frost by covering with sacking. New mortar must also be protected from driving and heavy rain. During periods of cold weather the architect may require that the mortar be tested with a phenolphthalein indicator solution for carbonation before scaffolding is struck. The architect must therefore be contacted before the scaffolding is taken off hire.

- **Section 03 - East Churchyard Wall**

Repointing : Allow for the raking out & repointing of the first part of section 03 of the wall (from the 3rd timber post of Trellis up to 5m from the 6th timber post). Allow for the proper pointing of any cracks in the masonry.

Brick replacement : Allow for the replacement of 10 weathered bricks and 10 cant coping bricks.

Colour and type to match existing and to be approved by the architect prior to order).

Loose Bricks : Allow for the removal and relaying of any loose bricks.

Copings : Allow for the removal and relaying of any loose copings.

150 Clay Brick Solid Garden Wall

- **Excavation & Groundworks (D20)**

Extent : As per structural engineer's recommendation, to allow for a compact 150mm minimum deep hardcore under the new footings.

- **Demolition**

Extent : The works comprise the careful demolition of part of the wall at section 03, specifically the last 5m leading to the 6th timber post of trellis. The works include the removal of the existing footing of that part of the wall. Contractor to clear bricks and set them aside for re-use to rebuild the wall.

- **Clay Brick Churchyard Wall (F10)**

Extent : Re-using the retained bricks and copings, rebuild the last 5m of the wall of section 03.

Mortar : 1:3 NHL3.5 hydraulic lime: sharp sand.

Mortar colour : Natural to match the existing as close as possible

Colour Variants : Any variation in colour of pointing is to be achieved solely by using different coloured sand. No artificial colour additive is to be used without the authority of the architect and then only in inert vegetable dye will be permitted.

Joints : Flush, pointed full, brushed back after initial set.

Protection : In warmer weather the pointing should be wetted from time to time, approx. 4 times a day to prevent it drying out too quickly and in sunshine or drying winds covered with wet sacking or polythene sheeting. In colder weather it must also be protected from frost by covering with sacking. New mortar must also be protected from driving and heavy rain. During periods of cold weather the architect may require that the mortar be tested with a phenolphthalein indicator solution for carbonation before scaffolding is struck. The architect must therefore be contacted before the scaffolding is taken off hire.

Bricks : Reuse retained bricks.

Type : Clay facing bricks.

Work Size : To match existing existing.

Colour And Texture : To match existing

Footing : New footing to match existing keyed into existing footings.

Wall Thickness : As existing.

Bond : As existing.

Total for page £

To be carried forward to Section 5 collection (page 8)

• **PROVISIONAL SUM - ADDITIONAL BRICKS**

Provisional Sum : *In case the surviving number of bricks is not sufficient for the rebuild the wall, allow for a provisional costing to replace 20% of them with new ones (colour & size to match existing. Must be approved by the architect prior to order).*

£

Total for Section 5 £

To be carried forward to Tender Summary (page 13)

6 East Churchyard Wall - Section 04 (6th Timber Post of Trellis to Large Tree)

£

160 Ivy Removal

Extent : Allow for the removal of all ivy stem and roots on & in the wall, from both faces of the wall. After removal, apply weedkiller to stop any future growth.

170 Masonry Repointing & Repairs

Summary : The works comprise the complete raking out & repointing of the first part of section 04 of the wall (from the 6th timber post of Trellis to where the large tree starts).

Location : As specified below.

Extent : Repoint all joints.

Raking out : Where repointing is necessary, rake out the joints to a depth not less than 25mm.

Mortar : 1:3 NHL3.5 hydraulic lime: sharp sand.

Mortar colour : Natural to match the existing as close as possible

Joints : Flush, pointed full, brushed back after initial set.

Colour Variants : Any variation in colour of pointing is to be achieved solely by using different coloured sand. No artificial colour additive is to be used without the authority of the architect and then only in inert vegetable dye will be permitted.

Protection : In warmer weather the pointing should be wetted from time to time, approx. 4 times a day to prevent it drying out too quickly and in sunshine or drying winds covered with wet sacking or polythene sheeting. In colder weather it must also be protected from frost by covering with sacking. New mortar must also be protected from driving and heavy rain. During periods of cold weather the architect may require that the mortar be tested with a phenolphthalein indicator solution for carbonation before scaffolding is struck. The architect must therefore be contacted before the scaffolding is taken off hire.

• Section 04 - East Churchyard Wall

Repointing : Allow for the raking out & repointing of the first part of section 03 of the wall (from the 3rd timber post of Trellis to 5m from the 6th timber post and the start of the large tree). Allow for the proper pointing of any cracks in the masonry.

Brick replacement : Allow for the replacement of 5 weathered bricks and 5 cant coping bricks.

Colour and type to match existing and to be approved by the architect prior to order).

Loose Bricks : Allow for the removal and relaying of any loose bricks.

Copings : Allow for the removal and relaying of any loose copings.

180 Clay Brick Solid Garden Wall Piers

• Excavation & Groundworks (D20)

Extent : As per structural engineer's recommendation, to allow for a compact 150mm minimum deep hardcore under the new footings.

• Demolition

Extent : The works comprise the careful demolition of the entire part of the wall in front of the tree at section 04/05, as shown in structural engineer's "0390-dsr-181127-Revised Wall area around tree - Ashton 1290 Page Nos.1A and 2A. This is approximately 880mm length of wall in front of the tree, as well as 340mm from both sides (where two new piers will be installed). The works include the removal of the existing footing of that part of the wall. Contractor to clear bricks and set them aside for re-use to rebuild/repair the walls.

Total for page £

To be carried forward to Section 6 collection (page 10)

• **Clay Brick Churchyard Wall (F10)**

£

Extent : *Re-using the retained bricks and copings, build two new brick piers with cant copings and new footings, one at the end of section 04 and one at the beginning of section 05, as per structural engineer's drawings.*

Mortar : *1:3 NHL3.5 hydraulic lime: sharp sand.*

Mortar colour : *Natural to match the existing as close as possible*

Colour Variants : *Any variation in colour of pointing is to be achieved solely by using different coloured sand. No artificial colour additive is to be used without the authority of the architect and then only in inert vegetable dye will be permitted.*

Joints : *Flush, pointed full, brushed back after initial set.*

Protection : *In warmer weather the pointing should be wetted from time to time, approx. 4 times a day to prevent it drying out too quickly and in sunshine or drying winds covered with wet sacking or polythene sheeting. In colder weather it must also be protected from frost by covering with sacking. New mortar must also be protected from driving and heavy rain. During periods of cold weather the architect may require that the mortar be tested with a phenolphthalein indicator solution for carbonation before scaffolding is struck. The architect must therefore be contacted before the scaffolding is taken off hire.*

Bricks : *Reuse retained bricks.*

Type : *Clay facing bricks.*

Work Size : *To match existing existing.*

Colour And Texture : *To match existing*

Footing : *New footing to match existing keyed into existing footings.*

Wall Thickness : *As existing.*

Bond : *As existing.*

Total for Section 6 £

To be carried forward to Tender Summary (page 13)

7 East Churchyard Wall - Section 05 (Large Tree and Next Three Fence Panels)

£

190 Ivy Removal

Extent : Allow for the removal of all ivy stem and roots on & in the wall, from both faces of the wall.
After removal, apply weedkiller to stop any future growth.

200 Masonry Repointing & Repairs

Summary : The works comprise of partial raking out & repointing the entirety of the section 05 of the east churchyard wall, together with various small repairs.

Location : As specified below.

Extent : Repoint only any joints with a gap larger than 1mm

Raking out : Where repointing is necessary, rake out the joints to a depth not less than 25mm.

Mortar : 1:3 NHL3.5 hydraulic lime: sharp sand.

Mortar colour : Natural to match the existing as close as possible

Joints : Flush, pointed full, brushed back after initial set.

Colour Variants : Any variation in colour of pointing is to be achieved solely by using different coloured sand. No artificial colour additive is to be used without the authority of the architect and then only in inert vegetable dye will be permitted.

Protection : In warmer weather the pointing should be wetted from time to time, approx. 4 times a day to prevent it drying out too quickly and in sunshine or drying winds covered with wet sacking or polythene sheeting. In colder weather it must also be protected from frost by covering with sacking. New mortar must also be protected from driving and heavy rain. During periods of cold weather the architect may require that the mortar be tested with a phenolphthalein indicator solution for carbonation before scaffolding is struck. The architect must therefore be contacted before the scaffolding is taken off hire.

• Section 05 - East Churchyard Wall

Repointing : Allow for the raking out and repointing of any joints with a gap larger than 1mm. Allow for the proper pointing of any cracks in the masonry.

Brick replacement : Allow for the replacement of 20 weathered bricks & 5 coping bricks . Colour and type to match existing and to be approved by the architect prior to order).

Loose Bricks : Allow for the removal and relaying of any loose bricks.

Copings : Allow for the removal and relaying of any loose copings.

Total for Section 7 £

To be carried forward to Tender Summary (page 13)

8 East Churchyard Wall - Section 06 (Last Section of Wall up to Pier)

£

210 Ivy Removal

Extent : Allow for the removal of all ivy stem and roots on & in the wall, from both faces of the wall.
After removal, apply weedkiller to stop any future growth.

220 Masonry Repointing & Repairs

Summary : The works comprise of the partial raking out & repointing the entirety of the section 06 of the east churchyard wall, together with various small repairs.

Location : As specified below.

Extent : Repoint only any joints with a gap larger than 1mm.

Raking out : Where repointing is necessary, rake out the joints to a depth not less than 25mm.

Mortar : 1:3 NHL3.5 hydraulic lime: sharp sand.

Mortar colour : Natural to match the existing as close as possible

Joints : Flush, pointed full, brushed back after initial set.

Colour Variants : Any variation in colour of pointing is to be achieved solely by using different coloured sand. No artificial colour additive is to be used without the authority of the architect and then only in inert vegetable dye will be permitted.

Protection : In warmer weather the pointing should be wetted from time to time, approx. 4 times a day to prevent it drying out too quickly and in sunshine or drying winds covered with wet sacking or polythene sheeting. In colder weather it must also be protected from frost by covering with sacking. New mortar must also be protected from driving and heavy rain. During periods of cold weather the architect may require that the mortar be tested with a phenolphthalein indicator solution for carbonation before scaffolding is struck. The architect must therefore be contacted before the scaffolding is taken off hire.

- **Section 06 - East Churchyard Wall**

Repointing : Allow for the raking out and repointing of any joints with a gap larger than 1mm. Allow for the proper pointing of any cracks in the masonry.

Brick replacement : Allow for the replacement of 10 weathered bricks and 3 coping bricks. Colour and type to match existing and to be approved by the architect prior to order.

Loose Bricks : Allow for the removal and relaying of any loose bricks.

Copings : Allow for the removal and relaying of any loose copings.

Total for Section 8 £

To be carried forward to Tender Summary (page 13)

0390-3-SJHSLP-181213-little paxton - East Churchyard Wall Repairs - Schedule of Work

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8 East Churchyard Wall - Section 06 (Last Section of Wall up to Pier) (page 12)	
Total £	

Signed _____

For and on behalf of _____

Date _____