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**The G W Staniforth Trust**  
**Thetford, King's House Conservatory**  
**SCHEDULE OF WORK**

7 June 2018

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This Work Schedule refers to:

**Structural repairs and installation of new Standard Patent Glazing System  
to conservatory roof; improvements to access and rainwater disposal.**

To be read with the:

**Contract Particulars**  
**Specification**  
and  
**Drawings**

Which together with the Form of Contract form the Contract Documents

*This is the Schedule of Work described in the Agreement between The GW Staniforth Trust (Employer)*

*and ..... (Contractor), dated .....*

*Signed ..... (Employer), dated .....*

*Signed ..... (Contractor), dated .....*

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**The G W Staniforth Trust**  
**Thetford, King's House Conservatory**

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**Schedule of Work**

<b>1.</b>	<b>Preparation and Clearing Up .....</b>	<b>3</b>
<b>2.</b>	<b>Glazed Roofing System .....</b>	<b>7</b>
<b>3.</b>	<b>Timber Repairs .....</b>	<b>9</b>
<b>4.</b>	<b>Ironwork and Masonry Repairs.....</b>	<b>15</b>
<b>5.</b>	<b>Rainwater Goods .....</b>	<b>17</b>
<b>6.</b>	<b>Access Improvements.....</b>	<b>19</b>
<b>7.</b>	<b>Schedule of Daywork Rates.....</b>	<b>20</b>
<b>8.</b>	<b>Form of Tender .....</b>	<b>24</b>

**Drawings - Nicholas Warns Architect Ltd.**

597 /	31	Site Setup and Protection, Site Plan
	32	Site Setup and Protection, Ground Floor Plan
	33	Scope of Work, Proposed Roof Plan
	34	Scope of Work, Roof Timbers Plan
	35	Scope of Work, Ground Floor Plan
	36	Scope of Work, Sections A-A' and B-B'
	37	Scope of Work, Elevations



## I. Preparation and Clearing Up

### I.1. Site Setup and Access

(Drawings 597/31 & 32)

- I.1.1. Allow for managing parking for both deliveries and general access to the works. Direct access to the conservatory is restricted by narrow openings in the boundary wall along King Street, and by the gateway to the south end of the conservatory. Narrow access roads will also impede large deliveries. ....£
- I.1.2. The paths, walls and features must be left in the same condition as they are found. All damage is to be made good upon completion. ....£
- I.1.3. Enclose the working area with 2m high Heras fencing. All equipment and bulk materials must be stored within the site enclosure. The welfare facilities must also be within a fenced-in enclosure. Public access into the King's House Gardens and use of King's House car park, must be maintained for the duration of the works .....£
- I.1.4. Provide welfare facilities as necessary to comply with the CDM Regulations 2015; this should include a site hut and toilet. ....£

**TOTAL: Site Set Up and Access .....£**

### I.2. Protection

(Drawings 597/31 & 32)

- I.2.1. Protect any part of the gates or boundary walls, over/through which equipment or materials might have to be transported, against impact damage with 25mm sterling board.£
- I.2.2. Protect all windows, in close proximity to the works, against impact damage with 25mm sterling board.....£
- I.2.3. Protect large stone flower pot with against impact damage with 25mm sterling board. Alternatively, in agreement with the GW Staniforth Trust, relocate to safe position for the duration of the works and reinstate upon completion .....£
- I.2.4. During the repairs ensure that the building is kept watertight and secure. ....£

**TOTAL: Protection .....£**

### I.3. Scaffolding

(Drawings 597/31 & 32)

- I.3.1. The works will require high level access for repairs to the conservatory and its rainwater goods, and installation of the new roof glazing system. Note: high level



access will also be required to downpipes DP2 and DP3 on King's House, for removal and reinstatement.

- I.3.2. The Contractor must provide safe working access which complies with all current safety legislation. Note: As shown on the drawing there is an existing well beneath the pammments in the conservatory; exact size unknown. Allowance for this should be included in the scaffolding design, and for lifting and resetting pammments as necessary for investigation.
- I.3.3. The Contractor must allow the Standard Patent Glazing Company access to the scaffold, as necessary for installation of the glazed roofing system. The scaffold must recognise the manual handling requirements and restrictions to safely manoeuvre large glass panels into final positions. Include for liaison with Standard Patent Glazing Company as necessary and for the following allowances within the hire periods.
- Access for production drawings: 2 weeks.
  - Manufacture period: 6 weeks.
  - Installation period 1 week.
  - Contingency: 3 weeks.
- I.3.4. The full extent of timber repairs will be determined following removal of the existing glazed roof. Allowance must be included in the programme and scaffolding hire period for all provisional items to be undertaken.

*General Scaffolding Requirements (See the Standard Specification for more information)*

- I.3.5. The scaffolding must be designed by a qualified scaffolding designer. The completed scaffolding must be checked for compliance and certified by the designer.
- I.3.6. The scaffolding is to be traditional tube and clamp system; working platforms are to be min 1.5m wide with boarded lifts, toe boards, knee rails and handrails as necessary for access and safety. Scaffold poles must have plastic ends where they butt against walls or are projecting into the working/access zones.
- I.3.7. The scaffolding must not be physically tied to, or place any loading on the structure or adjacent buildings.
- I.3.8. Electric hoists must be provided as necessary, to enable lifting of heavy materials. See Standard Specification for scaffolding and protection of existing fabric.
- I.3.9. Alarms must be fitted to all scaffolds. These are to be connected to the mobile phone of the main contractor.



I.3.10. The base of any external scaffolding must be enclosed by 3m high corrugated iron hoarding with lockable doors. This is to prevent theft and vandalism to the structure or adjacent buildings.

I.3.11. Provide a cost breakdown for the scaffolding as described below:

- 1. Erection .....£
- 2. Scaffolding design, inspection and certification .....£
- 3. Dismantling .....£
- 4. Period of hire allowed (same as contract period) .....£
- 5. Rate per week for additional hire £ \_\_\_\_\_

**I.4. Administration**

I.4.1. At each monthly site meeting, the Contractor must provide a written progress report under the following headings:

- 1. Progress
- 2. Programme
- 3. Information Required

I.4.2. This is to include an up-to-date programme of works and cashflow forecast as an appendix.....£

I.4.3. Site Inspections will be undertaken by the Architect at minimum monthly intervals, until Practical Completion. Following Practical Completion an inspection will be made on completion of the making good defects, prior to the issue of the Final Certificate. The cost of additional inspections during this period, necessitated by remaining outstanding defects, will be deducted from the final account as liquidated and ascertained damages under clause 2.8 of the contract, at a rate of £300 (excl.VAT) per visit.

**TOTAL: Administration.....£**

**I.5. Clearing Up**

I.5.1. All marks and damage shall be made good and all debris cleared away from the site on completion. This is to include the removal of all protection in place during the works, washing the windows with clean water and vacuum cleaning the interior of the conservatory.....£



1.5.2. All gutters, downpipes gullies and drains are to be flushed through and cleared out on completion.....£

**TOTAL: Clearing Up.....£**



## 2. Glazed Roofing System

### 2.1. Introduction

2.1.1. This section describes replacement of the existing glazed roofing system.

### 2.2. Removals

2.2.1. Carefully lift flashings at abutments, then take down and cart away existing Capex glazing bars and all glass panels from the conservatory roof. This is to include the timber glazing bars and glass sheets on the curved return to the south, and 3no timber framed roof lights... ..£

2.2.2. Following works described in the item above, remove all moss and vegetation, and defrass the timber structure for inspection with the Architect. Include for attendance of the inspection for half a day.....£

2.2.3. Allow for covering the structure with a tarpaulin tucked under the flashings to weatherproof the structure during bad weather, until the timber repairs are completed. ...£

2.2.4. On completion of the timber repairs carefully take down and cart away existing flashings at the abutment between the conservatory and the main house.....£

**TOTAL: Removals .....£**

### 2.3. Standard Patent Glazing System

(Drawing 597/33 and manufacturer's details)

2.3.1. Price here for profit and attendance of the works described in this section. The approx value of this work is £26,650.....£

2.3.2. The following items are to be undertaken by the Standard Patent Glazing Company.....**£26,650**

2.3.3. Provide and install Rafterline Patent Glazing system to suit layout of the existing conservatory structure. System to incorporate non-structural 'Rafterline' type aluminium glazing bars, with PC1 type screw on aluminium pressure plates and PC3 type snap-on ornate aluminium outer cosmetic caps. Glazing to be panes of 8.8mm clear laminated glass.



- 2.3.4. Provide and install 9no top hung aluminium framed opening ventilators, glazed with 8.8mm thick clear laminated glass. Ventilators to be fitted with electrically operated ACK42 230 volt type chain actuator with 300N thrust force and 100-400mm adjustable stroke length, and 1no standard open/close switch.
- 2.3.5. Provide and install 450mm wide code 4 lead hip flashing to north end of conservatory, approx length 5.3m.
- 2.3.6. Dress existing lead flashings onto the Patent Glazing at the abutment and verge positions.
- 2.3.7. Provisional item: Extra over standard open/close switch in item 2.3.2, provide and install LCD control panel in white finish with separate thermostat, rain sensor device and manual override (£250).

**TOTAL: Standard Patent Glazing System .....£**

**2.4. Abutments**

(Drawings 597/33 and manufacturer's details)

- 2.4.1. Provide and fix new code 5 milled lead flashings, to give a minimum of 75mm vertical lap to the roof, along the abutments to the main house, approx total length 21m. This is to include the curved return of the conservatory (south end) and the verge to the slated roof (north end). Flashings to be dressed by Standard Patent Glazing Company. ....£
- 2.4.2. Extra over item 2.4.1: Provide and install new extended code 4 milled lead flashings with 100mm high welded upstand around downpipes DP2 & DP3 and vent pipes to north end. Allow for weatherproofing with CTI lead sealant between the upstand and the downpipe. ....£
- 2.4.3. Provisional item: Supply materials for, and build in continuous brick course to provide substrate for fixing flashing as described above, approx total length 18.5m. Include for new double slate drip constructed over the flashing as described in the Standard Specification.£
- 2.4.4. Provisional item: Provide and install new code 4 milled lead flashing over rafters 45 and 46, where roof pitch changes between main conservatory and curved return; approx length 5m. Exact fixing detail to be agreed with Standard Patent Glazing Company on completion of their production drawings.....£
- 2.4.5. Allow £500 for repairs to existing lead cap on south return to conservatory.....£500

**TOTAL: Abutments .....£**





### 3. Timber Repairs

#### 3.1. Introduction

- 3.1.1. Unless otherwise specified, all repairs are to be undertaken as described in the Standard Specification.
- 3.1.2. Timber for repairs is to be softwood, pre-treated by vacuum impregnation. Care must be taken to match the quality and grain; moisture content must not exceed 15%.
- 3.1.3. Timber repairs are to be resin fixed to existing with West System bulked resin adhesive applied to the interface after trial fixings with screws. All screw or bolt fixings are to be stainless steel, countersunk and plugged.
- 3.1.4. Allowance must be included in the relevant items for disconnection and re-fixing adjacent timber elements to replacement sections or pieced-in repairs. This must also include for the careful removal and reinstatement of glazed panes for repair of the sill, wall-plate or glazing bars.

#### 3.2. Structural Bays A-C (hipped return at north end)

(Drawings 597/34, 35 & 37)

##### *Rafters*

- 3.2.1. Provisional Item: Provide and piece in 2no block repairs to the top face of existing rafters. For pricing assume dimensions of 50 x 25 x 1,500mm.....£
- 3.2.2. Provisional Item: Re-fix the bottom of 6no rafter feet to the wall-plate with stainless steel Timberlok fixings. ....£

##### *Glazing Bars*

- 3.2.3. Glazing bars 12 & 13: Provide and piece in 3no timber repairs externally to foot of glazing bars. For pricing assume each to have dimensions of 30 x 30mm 75mm high.....£

##### *Sill*

- 3.2.4. Defrass and sand down a 1.5m length of sill between glazing bars 9 and 13.....£



- 3.2.5. Provisional Item: Provide and piece in 1.2m long replacement section of sill to match existing. This is to include replacement section of sole plate to the same length. For pricing assume section of the sill to be 100mm x 65mm and of sole plate to be 40mm x 75mm....£

*Fascia Board*

- 3.2.6. Provisional Item: Replace existing fascia board with new board to accommodate larger gutter sizes. For pricing assume dimensions of 20 x 100mm x 4.7m long and board to have beaded bottom edge to match existing.....£

**TOTAL: Structural Bays A-C (hipped return at north end).....£**

**3.3. Structural Bays D-K**

(Drawings 597/34, 35 & 37)

*Rafters*

- 3.3.1. Rafter 15: Carefully disconnect rafter and realign. Re-fix with st/sl Timberlok fixings. Allow for planing top face of rafter to square if necessary. ....£
- 3.3.2. Rafter 17: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 50 x 25 x 2,000mm.....£
- 3.3.3. Provisional item: Rafter 24: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 50 x 20 x 2,000mm. ....£
- 3.3.4. Provisional item: Rafter 25: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 50 x 20 x 2,000mm. ....£
- 3.3.5. Provisional item: Rafter 29: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 50 x 25 x 1,500mm. ....£
- 3.3.6. Rafter 32: Repair rafter foot by scarfing in replacement section; for pricing assume dimensions of 50 x 95 x 500mm. Secure repair with 2no st/sl coach bolts and fix rafter foot to wall-plate with st/sl Timberlok fixing. Include to chamfer underside of rafter and to notch rafter foot over wall-plate to match existing.....£
- 3.3.7. Provisional item: Rafter 32: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 50 x 20 x 1,000mm. ....£



- 3.3.8. Provisional item: Rafter 33: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 60 x 20 x 1,000mm. ....£
- 3.3.9. Provisional item: Rafter 38: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 50 x 20 x 1,000mm. ....£
- 3.3.10. Provisional item: Rafter 44: Repair rafter foot by scarfing in replacement section; for pricing assume dimensions of 50 x 95 x 500mm. Secure repair with 2no st/sl coach bolts and fix rafter foot to wall-plate with st/sl Timberlok fixing. Include to chamfer underside of rafter and to notch rafter foot over wall-plate to match existing.....£
- 3.3.11. Provisional item: Rafter 44: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 50 x 20 x 1,000mm. ....£
- 3.3.12. Provide and install new timber trimmer between rafters 43 and 45. For pricing assume dimensions of 50 x 95 x 900mm. Allow to cut back rafter 44 and re-fix to trimmer on completion.....£
- 3.3.13. Provisional item: Replace 1no common rafter in its entirety, to match existing with chamfered bottom edges. For pricing assume dimensions of 50 x 95mm x 4.9m .....£
- 3.3.14. Provisional item: Replace 1no principle rafter in its entirety, to match existing with chamfered bottom edges. For pricing assume dimensions of 60 x 110mm x 4.9m.....£
- 3.3.15. Modify existing existing openings in roof structure to accommodate roof lights in new glazing system (3no total): For each opening prop and cut back 3no rafters; disconnect existing trimmer and re-fix to revised location; provide and install 3no timber noggins to extend the rafter line; approx dimensions 60 x 65mm x 425mm, and 3no noggins to form a support for the window head, as shown on the drawing; approx dimensions of 60 x 65mm x 800mm long .....£
- 3.3.16. Provisional item: Provide and install 3no new timber trimmer to match existing below openings in roof structure. ....£
- 3.3.17. Provisional Item: Re-fix the bottom of 10no rafter feet to the wall-plate with stainless steel Timberlok fixings. ....£

*Wall-plate*

- 3.3.18. Provide and piece in replacement section of wall-plate between rafters 22 and 26. Replacement section to match existing; approx length 1,500mm. Connections to be lapped



scarf joints, secured with st/sl coach bolts, countersunk and plugged. Include to disconnect and re-fix rafters and glazing bars as necessary for installation.....£

- 3.3.19. Provide and piece in replacement section of wall-plate beneath rafter 44. Replacement section to match existing; approx length 350mm. Connections to be lapped scarf joints, secured with st/sl coach bolts. Include to disconnect and re-fix rafter and glazing bar as necessary for installation.....£

*Glazing Bars*

- 3.3.20. Glazing bar 28: Provide and piece in timber repair to foot of glazing bar. For pricing assume dimensions of 50mm x 70mm x 150mm high.....£

- 3.3.21. Glazing bars 42, 43, 44, 45 & 49: Provide and piece in 5no timber repairs to feet of glazing bars. For pricing assume each to have dimensions of 50mm x 70mm x 150mm high.....£

*Sill*

- 3.3.22. Defrass and sand down a 1.5m length of sill between glazing bars 13 and 16.....£

- 3.3.23. Provisional Item: Provide and piece in 1.5m long replacement section of sill to match existing. For pricing assume dimensions to be 100mm x 65mm.....£

- 3.3.24. Provide and piece in 475mm long replacement section of sill to match existing between glazing bars 17 and 19. This is to include replacement section of sole plate to the same length. For pricing assume section of the sill to be 100mm x 65mm and of sole plate to be 40mm x 75mm.....£

- 3.3.25. Provide and piece in 950mm long replacement section of sill to match existing between glazing bars 26 and 28. For pricing assume dimensions to be 100mm x 65mm. This is to include replacement section of the sole plate to the same length, approx dimensions 40mm x 75mm.....£

- 3.3.26. Provide and piece in 3.8m long replacement section of sill to match existing between glazing bars 41 and 49. This is to include replacement of a 3m long section of sole plate. For pricing assume section of sole plate to be 40mm x 75mm and sill to be 100mm x 65mm ..£

*Fascia Board*

- 3.3.27. Provisional Item: Replace existing fascia board with new board to accommodate larger gutter sizes. For pricing assume dimensions of 20 x 100mm x 17.2m long and board to have beaded bottom edge to match existing.....£

**TOTAL: Structural Bays D-K.....£**



**3.4. Structural Bay L (Curved return at south end)**

(Drawings 597/34, 35 & 37)

*Rafters*

- 3.4.1. Provisional item: Rafter 48: Repair rafter foot by scarfing in replacement section; for pricing assume dimensions of 60 x 110 x 500mm. Secure repair with 2no st/sl coach bolts and fix rafter foot to wall-plate with st/sl Timberlok fixing. Include to chamfer underside of rafter and to notch rafter foot over wall-plate to match existing.....£
- 3.4.2. Provisional item: Rafter 49: Repair rafter foot by scarfing in replacement section; for pricing assume dimensions of 60 x 110 x 500mm. Secure repair with 2no st/sl coach bolts and fix rafter foot to wall-plate with st/sl Timberlok fixing. Include to chamfer underside of rafter and to notch rafter foot over wall-plate to match existing.....£
- 3.4.3. Provisional item: Rafter 52: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 60 x 20 x 1,000mm. ....£
- 3.4.4. Rafter 53: Repair rafter foot by scarfing in replacement section; for pricing assume dimensions of 60 x 110 x 750mm. Secure repair with 2no st/sl coach bolts and fix rafter foot to wall-plate with st/sl Timberlok fixing. Include to chamfer underside of rafter and to notch rafter foot over wall-plate to match existing.....£
- 3.4.5. Rafter 53: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 60 x 50 x 2,000mm.....£
- 3.4.6. Rafter 55: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 60 x 25 x 1,000mm.....£
- 3.4.7. Rafter 56: Repair rafter foot by scarfing in replacement section; for pricing assume dimensions of 60 x 110 x 750mm. Secure repair with 2no st/sl coach bolts and fix rafter foot to wall-plate with st/sl Timberlok fixing. Include to chamfer underside of rafter and to notch rafter foot over wall-plate to match existing.....£
- 3.4.8. Rafter 56: Provide and piece in block repair to top face of the rafter. For pricing assume dimensions of 60 x 25 x 1,000mm.....£
- 3.4.9. Provide and piece in 15no new packing pieces to bottom half of 15 rafters, to provide a flat top face for installation of the glazing system. For pricing assume dimensions of 60 x 20mm x 2.5m long.....£



*Wall-plate*

- 3.4.10. Provide and piece in replacement section of wall-plate beneath rafter 48. Replacement section to match existing; approx length 350mm. Connections to be lapped scarf joints, secured with st/sl coach bolts. Include to disconnect and re-fix rafter and glazing bar as necessary for installation.....£

**TOTAL: Structural Bay L .....£**

**3.5. Decoration**

- 3.5.1. On completion of the timber repairs, redecorate entire structure before installation of glazed roof covering: Clean, degrease and lightly sand existing timbers to provide key for new painted decoration; more extensive sanding will be required for areas of existing paint which have peeled or blistered. Decorate new and repaired sections with one coat of Farrow and Ball Wood Knot & Resin Primer then finish all timbers (new and existing) with one full coat of Farrow and Ball Exterior Wood Primer & Undercoat followed by two top coats, colour to match existing. All as per manufacturers specifications .....£

**TOTAL: Decoration.....£**



## 4. Ironwork and Masonry Repairs

### 4.1. Introduction

- 4.1.1. Repointing and rebuilding of masonry is to be undertaken as described in the Standard Specification. Note: Use of Natural Hydraulic Limes is prohibited. For deep rebuilding works allow for including up to 10% Argical M-1000, as a pozzolan for the bedding mortar.

### 4.2. Ironwork

- 4.2.1. Take down all iron window furniture. Clean back by shot blasting then redecorate with zinc primer finished with 2 coats of Johnstone's Smooth Metal Paint or similar, to match existing. This is to include cast iron brackets between posts and rafters. Temporary brackets must be fitted to secure joints whilst the above is undertaken .....£
- 4.2.2. Clean back with wire brushes, localised areas of rust on the cast iron posts and purlin. Decorate with zinc primer and finish with two coats of Johnstone's Smooth Metal Paint or similar, to match existing .....£
- 4.2.3. Provisional item: Carefully take down and cart away both existing rack and pinion window mechanisms. Include to make good masonry following removal .....£

**TOTAL: Ironwork.....£**

### 4.3. Masonry Repairs

(Drawings 597/36 & 37)

*Curved return to south end*

- 4.3.1. Carefully open up a 300mm wide strip, along the crack running from the top of the wall, to a depth of 250mm; approx length 1.5m. Rebuild with 6mm stainless steel helibar reinforcement across the crack at max 150mm centres. Helibars to be resin fixed into the mortar joints or existing voids in the core material. Location of ashlar fragments to be recorded and stones to be reinstated to original locations. ....£

*Main House*

- 4.3.2. Carefully open up a 300mm wide strip of flintwork, along the crack below the north jamb of the north 1st floor window, to a depth of 150mm; approx length 1.5m. Rebuild with



- 6mm stainless steel helibar reinforcement across the crack at max 150mm centres. Helibars to be resin fixed into the mortar joints or existing voids in the core material. Location of ashlar fragments to be recorded and stones to be reinstated to original locations. Gallets to be collected and reinstated.....£
- 4.3.3. Provisional item: Rake out and repoint a 1m<sup>2</sup> area of of flintwork and repoint.....£
- 4.3.4. Provisional item: Record location of relevant ashlar fragments then take down 2 x 1m<sup>2</sup> areas of loose flintwork to a depth of 150mm and rebuild .....£
- 4.3.5. Provisional item: Record location of relevant ashlar fragments then take down 2 x 1m<sup>2</sup> areas of loose flintwork to a depth of 250mm and rebuild .....£
- Brick Plinth*
- 4.3.6. Remove moss growth from brick plinth with churn brush. Note: wire brushes are not to be used as they may damage the brickwork.....£
- 4.3.7. Provisional item: Cut out and replace 6no bricks in the plinth, with new second hand bricks to match existing. All to be bedded in lime mortar as described in the Standard Specification .....£
- 4.3.8. Provisional item: Rake out cementitious mortar from 1m<sup>2</sup> of the brick plinth and repoint with lime mortar. ....£
- 4.3.9. Decorate external face of brick plinth with 3 coats of lime wash, as described in the Standard Specification. Limewash to be gauged with natural pigment to match the red brick colour of existing; include for 3no sample areas, for final mix to be agreed with Architect prior to full application .....£
- TOTAL: Masonry Repairs .....£**





## 5. Rainwater Goods

### 5.1. Introduction

- 5.1.1. This section describes improvements to the existing rainwater disposal system. All items are to be undertaken as described in the Standard Specification.
- 5.1.2. All dimensions are to be checked on site before ordering.

### 5.2. Rainwater Goods

(Drawings 597/33, 34, 36 & 37)

- 5.2.1. Take down and cart away the existing plastic downpipe DP2. Provide and install new 100mm dia Hargreaves cast iron downpipe below spout in downpipe DP2 position. Downpipe to be fixed in to existing stone ashlar fragments, and to extend below roofline to connect into sealed pipework, as described in the next item. Fixings to be as described in the Standard Specification .....£
- 5.2.2. Provide and install new 100mm dia. Hargreaves, cast iron, sealed soil pipework and fittings to connect downpipe DP2 to downpipe DP3, below the roofline, as shown on the drawing. Pipework to include new cast iron 88 deg short radius bend with back door below downpipe DP2 and 88 deg single branch - radius curve with access, to connect to downpipe DP3; dimensions to suit existing downpipe DP3. Where possible new pipework is to be fixed into existing stone ashlar. Fixings to be as described in the Standard Specification. Include for modification of existing DP3 components to allow for new connections. ....£
- 5.2.3. Provisional item: Provide and build in 3no new 165 x 300 x 290mm stone fixing blocks to secure downpipe. Stone to match existing ashlar fragments; for pricing assume Clipsham ..£
- 5.2.4. Take down and cart away existing cast iron gutters serving the conservatory and all associated fixings; allow to make good timber following removal. Provide and install new 115 x 75mm Hargreaves Notts OG cast iron gutters (with round outlets) fixed on fascia brackets, as described in the Standard Specification; approx total length 22.2m. This is to include corner section to accommodate existing layout of downpipes .....£
- 5.2.5. Take down downpipe DP3 for redecoration with all other rainwater goods and reinstate on completion.....£
- 5.2.6. Provisional item: Take down and cart away the existing plastic upper section of downpipe DPI. Provide and install new 100mm dia Hargreaves cast iron downpipe, fixed into brickwork, to discharge into existing hopper. Include to take down lower section of



downpipe for redecoration with all other rainwater goods, and to reinstate on completion  
.....£

5.2.7. Take down and clean by shot-blasting, downpipe DP3 and all downpipes serving the conservatory (DP5, DP6, DP7 & DP8). Together with new cast iron elements and all associated fixings, prepare, prime undercoat and gloss coat; on completion apply two coats of bituminous paint to the inside of the gutters. All as described in the Standard Specification. Rainwater goods to conservatory to be white; to main house to be black.....£

5.2.8. Disconnect soil vent pipe SVPI as necessary for installation of the glazed roofing system and reconnect on completion. Allow to liaise with Standard Patent Glazing company to coordinate this item and ensure the period of disconnection is kept to a minimum.....£

**TOTAL: Rainwater Goods .....£**



## 6. Access Improvements

### 6.1. Introduction

- 6.1.1. This section describes alteration of the existing entrance at the north end of the conservatory.

### 6.2. Access Improvements

(Drawings 597/35 & 37)

- 6.2.1. Modify existing entrance to create outward opening, double doorway to north side of conservatory as shown on the drawing: Extend structural opening by installing new 2 x 3" timber lintel secured to 2no new 100 x 100mm timber jambs; all to be C24 graded premium tanalised timber. Provide and install 3no new tanalised timber mullions above new lintel with single paned glazing fitted to the openings. Include for removal of existing timbers and glazing, and propping as necessary for construction. ....£
- 6.2.2. Provide and fit a pair of new 1981 x 915mm x 45mm thick timber doors, with glazed section in upper half, to new opening. Doors to have painted finish; colour to be agreed on site, and polished chrome ironmongery. Include for parliament hinges and for AC Leigh Classic Contract Polished Chrome Victorian Level Lock Door handles with deadbolt, and barrel bolts to top of each door .....£

**TOTAL: Access Improvements .....£**



## 7. Schedule of Daywork Rates

### 7.1. Definitions

7.1.1. The schedule of daywork rates is to be completed as a basis for agreeing any extra work if this is required. It will be taken into account when assessing tenders.

### 7.2. Labour: Hourly rates for craftsmen and labourers shall include:

7.2.1. The amount of wages at standard time rates plus such extra payments or differentials (as fixed in respect of skill, responsibility, discomfort, inconvenience and risk-paid in accordance with the rules and awards of the recognised wage fixing bodies of the trades concerned) in force in the area in which the works are carried out.

7.2.2. The amount of wages paid at standard time rates to workmen operating mechanically operated plant and transport.

7.2.3. The time of principals and foremen at standard time rates when actually working with their hands.

7.2.4. Travelling expenses and fares.

7.2.5. Travelling time (driver of personnel carrier).

7.2.6. The cost of overtime where specifically agreed by the Architect.

7.2.7. On-costs including the following:

- Head office charges
- Site supervision staff
- Severance pay and costs
- Bonuses and incentive payments
- Apprentices study time
- Employer's contributions to National Insurance
- Annual and public holiday contributions
- Third party Employer's liability insurances
- All other liabilities and obligations whatever



**7.3. Materials**

- 7.3.1. Materials supplied ex merchant including delivery to site less trade discounts but including monthly cash discounts not exceeding 5%.
- 7.3.2. Materials supplied ex yard including handling and delivery to site less trade discounts but including monthly cash discounts not exceeding 5%.

**7.4. Transport and Plant**

- 7.4.1. Provision of mechanically operated plant and lorry.
- 7.4.2. Provision of site hut, safety welfare facilities, batch mixers, ladders and non mechanical plant excluding hand tools.
- 7.4.3. Provision of personnel carrier to and from site.

**7.5. Sub Contractors**

- 7.5.1. Materials and works provided by Subcontractors including monthly cash discounts not exceeding 2.5%.

**7.6. The Rates: Labour, Materials and Profit**

- 7.6.1. Labour as defined in 6.2 above, craftsmen: 50 hours x £\_\_\_\_\_/hr . ..... **£**
- 7.6.2. Labour as defined in 6.2 above, labourers: 50 hours x £\_\_\_\_\_/hr ..... **£**
- 7.6.3. Materials and goods: £2,000 ..... **£2,000**
- 7.6.4. Profit percentage on incidental costs, overheads and profit as defined in 6.3 above  
\_\_\_\_\_% ..... **£**
- 7.6.5. Plant: £500 ..... **£500**
- 7.6.6. Profit percentage on incidental costs, overheads and profit as defined in 6.4 above  
\_\_\_\_\_% ..... **£**
- 7.6.7. Profit on Subcontractors as defined in 6.5 above( \_\_\_\_ %) ..... **£**
- TOTAL: The Rates..... £**



## 8. Tender Summary

### 1. Preparation and clearing up

1.1.	Site Setup and Access.....	£
1.2.	Protection .....	£
1.3.	Scaffolding .....	£
1.4.	Administration .....	£
1.5.	Clearing Up .....	£

**TOTAL .....** £

### 2. Glazed Roofing System

2.1.	Introduction	
2.2.	Removals .....	£
2.3.	Standard Patent Glazing System .....	£
2.4.	Abutments .....	£

**TOTAL .....** £

### 3. Timber Repairs

3.1.	Introduction	
3.2.	Structural Bays A-C (hipped return at north end) .....	£
3.3.	Structural Bays D-K.....	£
3.4.	Structural Bay L (curved return at south end).....	£
3.5.	Decoration.....	£

**TOTAL .....** £

### 4. Ironwork and Masonry Repairs

4.1.	Introduction	
4.2.	Ironwork .....	£
4.3.	Masonry Repairs .....	£

**TOTAL .....** £

### 5. Rainwater Goods

5.1.	Introduction	
5.2.	Rainwater Goods .....	£
5.3.	Masonry Repairs.....	£

**TOTAL .....** £



**6. Access Improvements**

- 6.1. Introduction
- 6.2. Access Improvements ..... £

**TOTAL** .....£

**7. Schedule of Daywork Rates**

- 7.6. The Rates ..... £

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**TOTAL: £**



## 9. Form of Tender

I/We undertake to do the above works under the general direction of Nicholas Warns Architects Ltd of 64 Bishopgate, Norwich, for the sum of:

£

In words:

We can commence work ..... weeks after order and estimate that the work will take ..... weeks on site.

I shall appoint an experienced foreman to manage the day to day running of the site.

Sub-Contractors shall be:-

Scaffolding:

Stonework:

Roofing:

Leadwork:

Other (please specify):

I confirm that I am registered with the CITB and my registration number is .....

I understand that before my tender can be formally accepted I shall submit a cash flow forecast and programme of work.

Signed:

For and on behalf of:

Company Registration Number:

Dated :