

SCHEDULE OF WORKS

Repair Works of farm buildings, Lepe Farm, Lepe Lane, Exbury Estate, New Forest, SO45 1AJ

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		Tender rates/costs			
	Description	Quant	Unit	Rate	£
1.0	The Works				
1.1	Protection				
1.1.1	The Contractor will be responsible for protecting the surrounding areas unaffected by the works, by whatever means they feel applicable.				
1.2	Removal of Rubbish				
1.2.1	The Contractor should ensure that all discarded and removed materials are properly bagged up, sealed and removed from site.				
1.3	Asbestos				
1.3.1	Undertake a refurbishment and demolition survey. Remove asbestos containing materials that will be affected by the works or are damaged. These are to be removed as per the HSE guidance for Asbestos Health and Safety. It must be disposed of at a licenced disposal site. A Waste Consignment Note is to be provided to the CA.				
1.4	The Masonry Barn				
1.4.1	The Works are to comprise of the repair of cracks to the masonry elevations and repointing of the entire building in hydraulic lime mortar.				
1.5	Internally				
1.5.1	Horizontal ties to be introduced at eaves level along the full length of the building. These ties must span the full width of the building and comprise a minimum 200x50, C24, timbers, positioned at eaves level and bolted through the rafter feet and fixed with an M12 bolt. These must be installed every other rafter, i.e. 800mm				
1.5.2	The tapering crack down the side of the quoins in the north-western flank wall must be stitch repaired using stainless steel Helibars and installed strictly in accordance with the manufacturers recommendations. These Helibars must be drilled through the centre of the wall at 300mm centres vertically and have a minimum 300mm anchorage in the main part of the north-western wall, as the attached structural engineers sketch.				
1.5.3	The diagonal/vertical cracks on the north elevation must be stitch repaired using Helibars, here 900mm long and again installed strictly in accordance with the manufacturers recommendations at 300mm centres vertically.				
1.5.4	The diagonal/vertical cracks on the masonry partition must be stitch repaired using Helibars, here 900mm long and again installed strictly in accordance with the manufacturers recommendations at 300mm centres vertically.				
1.5.4.1	Option: Install 1.15m long, 30x5 galvanised steel lateral restraint straps and 1.2m centres along the length of the partition wall, both sides, screwed to both the rafters and the timber joists. To be confirmed with CA.				

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1.5.5	All cracking (internally and externally) must be re-pointed with a hydraulic lime mortar, to match the properties of the existing lime putty mortar. In this regard, samples of the existing mortar should be taken to The Lime Centre at Twyford, Winchester (or similar as approved by Contract Administrator) who will be able to design a suitable hydraulic lime mortar match. In no circumstances, must a cement based mortar be used. Carefully rake out joints manually using a blunt screwdriver or a hacksaw blade. Raking out to a depth of at least twice the width of the joint or slightly more where brickwork irregular. Ensure that all the joints have been brushed clean of any dust and then wetted sufficiently prior to pointing.			
1.5.6	Localised areas should be re-pointed using the hydraulic lime mortar as specified in item 3.5.5.			
1.5.7	Reinstall reclaimed/salvaged brickwork where they are missing and repoint with a hydraulic lime mortar as specified in item 3.5.5			
1.5.8	Rack out area of previously pointed cement based mortar and repoint with hydraulic lime mortar as specified in item 3.5.5.			
1.5.9	Replace timber lintels to window hatch.			
1.5.9.1	Option: Replace timber hatch opening complete, including lintels to ensure no gaps and weather resistant.			
1.6	Externally			
1.6.1	Localised areas to the north and west elevations should be re-pointed using the hydraulic lime mortar. Carefully rake out joints manually using a blunt screwdriver or a hacksaw blade. Raking out to a depth of at least twice the width of the joint or slightly more where brickwork irregular. In this regard, samples of the existing mortar should be taken to The Lime Centre at Twyford, Winchester, who will be able to design a suitable hydraulic lime mortar match. In no circumstances, must a cement based mortar be used.			
1.6.2	Install Alumasc Heritage Cast Aluminium half round gutter at eaves level, which discharges to existing surface water drainage.			
1.6.3	Install a suitable sized soakaway, located a minimum of 5m away from any building, to meet the requirements of the Building Regulations.			
1.6.4	Option: Install new timber double doorset and ironmongery to south-west elevation. Undertake necessary repairs to opening.			
1.7	1980s Barn			
1.7.1	Repair all defective gutters. Ensure soak away is suitably sized and in working order.			
1.7.2	Patch repair all damaged roof sheets.			
1.7.3	Install new roof sheets where original sheets are missing. To be of a similar to match existing.			
1.7.4	Replace damaged/missing ridge capping's to roof.			
1.7.5	Replace damaged timber panelling to rear elevation.			
To Collection				£ -

TENDER SUMMARY

PROJECT: Repair Works of farm buildings, Lepe Farm, Lepe Lane, Exbury Estate, New Forest, SO45 1AJ

Tender rates/costs					
	Description				£
	Collection				
	Preliminaries				£ -
1.0	The Works				
1.4	Internal				£ -
1.5	External				£ -
1.6	1980s Barn				£ -
Sub Total					£ -
Tender Sum					£ -

Contractor

Signed by contractor