

		Qty	Unit	Rate	Cost
1.0	GENERAL WORKS				
	The contractor is to fully review the Pre Construction Information contained within the prelims section of the tender document and the information is to be used to develop the Construction Phase Health & Safety Plan and proper allowances made to manage the identified risks within the document and for any works associated with the management, removal, encapsulation of hazardous materials and for co-ordination of works generally.				
1.01	<i>Develop Construction Phase Health & Safety Plan</i>		item		
	Allow for all plant, equipment, heras fencing, chutes and skips as required for the works. Ensure that all skips are locked and no public access can be gained. Obtain Local Authority Roads Consent as required and scaffolding permit.				
1.02	<i>Plant & Equipment</i>		item		
	Appoint a competent certified scaffolding company to provide full height scaffolding from ground to parapet level on both the Rose Street elevation and Sauchiehall Street elevation including full scaffold to the rear elevation to facilitate render/window repairs and roof works on the front elevation onto the gable, all in accordance with Health & Safety Executive Guidance notes and Government Legislation. Scaffolding requires to be designed in accordance with National Access and Scaffolding Confederation Guidance Notes. Scaffolding to be erected for a 14 week period. Period to include for erection and dismantling. Scaffolding to be fully boarded out and protected by netting on the external side. Scaffolding to be protected by cushioning to all supports at ground level to protect the general public. Contractor to obtain roads permit for the works. Contractor to include for consultant signage to scaffold on both elevations and all necessary temporary street and scaffold lighting to permit the works to be undertaken.				
1.03	<i>Scaffolding</i>		item		
	Contractor to allow for all stair lift ladders, tresses and supports for redecoration of internal common part, all in accordance with HSE Guidance Notes.				
1.04	<i>Internal Scaffolding</i>		item		

		Qty	Unit	Rate	Cost
	Contractor to allow for a storage container for the works and for a site mess within the first floor for the works. Contractor to allow for toilet facilities, power and water. Note: We will use the first floor as the staff welfare space and once toilets are created allow use of the first floor toilets.				
1.05	<i>Site storage and welfare</i>		item		
	Contractor should allow for the removal and disposal off site of all debris, rubbish, wrappings, packaging and general waste produced from undertaking the works on a daily basis.				
1.06	<i>Disposal off site</i>		item		
	Contractor to allow for making good all damaged surfaces as a consequence of the works, this applies to all aspects of work throughout the property. Including all labour charges.				
1.07	<i>Remove/reinstate fittings</i>		item		
	The internal office suites will remain in operation throughout the contract period and the contractor will require to work around the building occupants and public elsewhere throughout the contract. Temporary protection will be required in the form of dust sheets and screens to enclose working areas where practical and is necessary to prevent dust spreading or overspray from painting works to surrounding fabric and general public.				
1.08	<i>Dust protection</i>		item		
	Carry out thorough cleaning of all areas on completion. Remove all debris from site to coup. Wash down surfaces to remove marks from gutters, walls, windows, doors and all surfaces.				
1.09	<i>Builders Clean throughout</i>				
	Contractor to allow for alarming the scaffolding for the duration of the works for times outwith working hours.				
1.10	<i>Security</i>				
	Thoroughly clean and polish all glazing inside and out on completion of the works.				
1.11	<i>Rose Street</i>		item		
1.12	<i>Sauchiehall Street</i>		item		
1.13	<i>Rear Elevation</i>		item		

		Qty	Unit	Rate	Cost
1.14	Main Contractor Prelims for the works including parking etc & site management. 18 Weeks				
GRAND TOTAL					

		Qty	Unit	Rate	Cost
2.0	STONEMWORK				
	Hack off all render as shown on KBA drawing 001 & 002, dispose of all materials off site, supply and install two coat render system by Saint Astkr, Thermo cromex or equal and approved as follows:-				
	Base court 15mm stippled, nylon mesh layer with rastic plugs @ 400mm cenbtres, top coat of 5mm lined as ashlar, leave ready to receive decoration, all labours complete.				
2.01	Rose Street elevation	152	m2		
2.02	Sauchiehall Street elevation	198	m2		
2.03	Rear elevation	85	m2		
2.04	Roof upstands	65	m2		
2.05	Chimney head (Rate per msq £_____)	30	m2		
	Prop & shore surrounding structures. Cut out the following units and replace in new natural sandstone dressed to the original details; allow for the following areas:-				
2.06	Moulded high level cornice	1	m		
2.07	Square jambs at third floor	4	m		
2.08	Moulded cill course at third floor	3	m		
2.09	Quoins at third floor	5	No.		
2.10	Hooded lintels at second floor	1	No.		
2.11	Moulded jambs at second floor	5	No.		
2.12	Moulded cills at second floor	2	No.		
	Carefully cut out and repoint defective mortar joints to sandstone façade on Rose Street as required using an appropriate lime based mortar to match original.				
2.13	Rose Street (Rate per lin m £_____)	75	lm		
	Carefully cut out and repoint defective mortar joints to facing brickwork using a suitable sand/cement mortar finished with a bucket handle to match existing.				
2.14	Rear Elevation	50	lm		
	Make good open mortar joints to chimney head at rear elevation where cracking is evident include for taking down and rebuilding as necessary an area of 1m2.				
2.15	Main Roof	1	No.		

		Qty	Unit	Rate	Cost
2.16	Clean down sandstone elevation on Rose Street using a non abrasive light power wash to remove all moss and lichen growth particularly around stringer courses. Rose Street	120.0	m2		
2.17	Take down cavity wall at internal light well to a level below the existing cracking; dispose of all spoil materials off site; supply new materials and construct new cavity wall; include for forming all windows openings, wall head coping stone detail; finishing with new smooth cement render to match all other repairs; allow for both wall heads to be taken down	45.0	m2		
2.18	Extra Costs Required For Stonework Access Including Netting & Protection.	1.0	sum		
GRAND TOTAL					

		Qty	Unit	Rate	Cost
3.0	WINDOW WORKS				
	Allow for cutting out and replacing defective timber sub cills to windows and replace with new items to match original profile, allow for all labours, sealants etc.				
3.01	Sauchiehall Street	6	No.		
3.02	Rose Street	4	No.		
3.03	Rear Elevation	8	No.		
	To the central lightwell over the first floor former gym area, timber framed single glazed rooflights have been repaired with a temporary "flashband" carefully remove existing defective rooflights and dispose of items off site, supply new timber framed rooflights to match existing size and style, include for new flashings as necessary.				
3.04	New rooflights.	2.0	No.		
	Supply all materials and overhaul all metal crittal windows to ensure that all windows open and close correctly. Allow for replacing handle, keepers and the like to match existing. Specialist crittal windows sub contractor to be employed. Leave ready to receive decoration. Allow costs as per Fergusons Restoration Survey Attached + 10% MC uplift.				
3.05	Rose Street		item		
3.06	Rear elevation		item		
3.07	Rake out all cracked and defective pointing to window frames on close inspection following erection of scaffolding and repoint all windows frames with a sand based mastic sealant. Allow for all windows for pricing purposes. CA to inspect closely once scaffolding is erected.		item		
3.08	Provisional Allowance - Glass Replacement		PS		
GRAND TOTAL					

		Qty	Unit	Rate	Cost
4.0	EXTERNAL DECORATION				
	<p>Contractor to undertake all works in accordance with COSHH Regulations and Health & Safety Guidelines. This section to be read in conjunction with item M60 of the NBS Materials and Workmanship Section.</p> <p>Suitably prepare surfaces prior to redecoration not previously repaired. Power wash down all wall surfaces to remove grime and dirt and remove all loose and blistered paint to a sound surface prior to preparation of surfaces for painting, all in accordance with manufacturers instructions.</p>				
4.01	<p>Preparation</p> <p>Prepare all surfaces by scraping back loose and flaking paintwork following power washing and prepare all surfaces in accordance with manufacturers recommendations. Contractor to assess suitability of substrate in accordance with guidance sheets from manufacturer. Remove all loosely adhering coatings back to a firm, sound base and feather back all edges. Remove all loose coating and scrape back the firmly adhered coatings, check adhesion and provide a key for the subsequent coating. Painting to be undertaken as follows:-</p>		item		
4.02	<p>Remove loose paint.</p> <p>Apply two coats of acrylic resin based masonry paint, Storm Shield smooth masonry paint by Johnstones or equal and approved. Apply two full coats. Ensure product is applied to the correct thickness and all areas all fully coated.</p>		item		
4.03	Sauchiehall Street		item		
4.04	Rose Street		item		
4.05	Rear elevation		item		
4.06	Chimney head		item		

		Qty	Unit	Rate	Cost
	Scrape off all loose and flaking paint by hand, take back to sound surface, fill all imperfections to window frames and cills. Fill all joints and repaint previously painted windows with 1 No. undercoat, 2 No. coats oil based gloss paint, colour White. Dulux or equal and approved. <i>Note: if alternative paint specification is proposed, provide contract administrator with safety data sheets at tender stage for approval purposes.</i>				
4.07	Timber window Sauchiehall Street		item		
4.08	Timber window Rose Street		item		
4.09	Timber windows Rear elevation		item		
4.10	New timber rooflight	2	No.		
	Scrape off all loose paint and rub down all previously painted external metal and timber window frames and fan lights. Thoroughly prepare in accordance with manufacturers instructions and take back to bare wood and metal where appropriate. Apply a Dulux primer/zinc phosphate primer and two full coats of gloss paint. Dulux or equal and approved				
4.11	Rose Street Ground Level arched metal framed windows, approximate size 4000mm x 2000mm.		item		
4.12	Rose Street First and Second floor metal window frames 4000mm x 6500mm.		item		
4.13	Rear Elevation - Timber		item		
4.14	Include for scraping back all flaking paint from moulded decorative panel between ground and first floor and repaint with one full coat of solvent based primer and two full coats of gloss paint, colour to match existing. 3 No. panels 4000mm wide x 6500mm high.		item		
4.15	Repaint fascia and canopy over hang at roof level, length 14m x depth 1m. Fascia 250mm (dental course timber). Scrape back all loose and flaking paintwork and repaint with undercoat, two coats oil based gloss paint. Colour black to match existing.		item		
4.16	Scrape off all loose paint and power wash railings along unpainted section of Rose Street and prepare surfaces. Redecorate with one undercoat, two coats gloss paint, colour black.		item		

		Qty	Unit	Rate	Cost
4.17	Sand down previously varnished entrance door to stairwell and entranceway, including timber surround, rub down and apply three coats of quality polyurethane yacht varnish, suitable for exterior use.		item		
4.18	Clean out the lightwell between the basement floor and the railings to remove all rubbish and debris.		item		
4.19	Appoint a suitably experienced and qualified glazier to replace all cracked glazing to windows on Rose Street elevation with new toughened glass, specification to match existing (625mm x 675mm) approx. pane size.	3	No.		
4.20	Appoint a suitably experienced and qualified glazier to replace all cracked glazing to windows on Sauchiehall Street elevation with new toughened glass; 1 No. pane at first floor level. Contractor to assess size once scaffolding is erected.	1	No.		
4.21	Scrape back and prepare all previously painted downpipes and repaint all downpipes with one undercoat, two coats gloss paint, colour black.		item		
4.22	Scrape back all railings and repaint railings with one coat zinc phosphate primer, two coats gloss paint, colour black.		item		
4.23	Scrape off all loose paint and power wash roof access fixed ladder and prepare surfaces. Redecorate with one undercoat, two coats gloss paint, colour black.		item		
GRAND TOTAL					

		Qty	Unit	Rate	Cost
5.0	ROOF WORKS				
	Supply all materials and install new Soprema UK Waterproofing System, Contact John Paul Hughes Tel. 0330.058.0668 Mobile 07785.998.257 jhughes@soprema.co.uk www.soprema.co.uk; all as per the material specification and the manufacturers instructions.				
5.1	Main Roof	250	m2		
5.2	Roof at Access	75	m2		
5.3	Low Level Roof	65	m2		
5.4	Plant roof	30	m2		
	Brush down existing slate roof, removing all loose moss growth, dispose of waste off site.				
5.5	Slate Roof	500	m2		
	All roofworks to be undertaken by Soprema UK approved suppliers in order to provide a 20year guarantee for the works; a note of some local approved contractors are listed below for your information:-				
	Brolly Roofing Ltd 9 Peel Lane Glasgow G11 5LL Phone: 0141 334 3746				
	Braedale Roofing Stephen O'Mara 39 Dryburgh Road Wishaw ML2 7JA Phone: 01698 327762				
GRAND TOTAL					

		Qty	Unit	Rate	Cost
14.0	Items Requested by Surfpipe				
14.01a	Basement Tanking Allow to sub-contract to Wise Property Care (or similar approved contractor) to install tanking and sump pump system to the areas of the basement which extend under the pavement areas of Rose Street. Replacement of the rotten staircase and internal linings to be at the expense of Basement Landlord only. Cost of £35,562.06 has been superseded by item 14.01b.	1	item		
14.01b	Peter Cox priced similar works to Wise PC. Cost will have to be confirmed during site visit.	1	item		
14.02	Improve Rose Street Shopfront				
14.02.1	Remove PVCu upstand and framing	12	lin m		
14.02.2	Remove timber Columns 400mm wide by 200mm deep	4	item		
14.02.3	Carefully Remove existing Signage	1	item		
14.02.4	Remove Fascia and any rotten substructure, 800mm high	13	lin m		
14.02.5	Remove 500x500 timber box at roller shutter including framing	1	item		
14.02.6	Replace all in 12mm Marine grade plywood, framing and sealing				
14.02.7	Replace PVCu stall riser in 12mm marine ply	12	lin m		
14.02.8	Re-cover timber Columns 400mm wide by 200mm deep	4	item		
14.02.9	Replace signage at conclusion of works	1	item		
14.02.10	Replace Fascia and any rotten substructure, 800mm high	13	lin m		
14.02.11	Replace 500x500 timber box at roller shutter including framing	1	item		
14.02.12	Decorate all new timbers				
14.02.13	Decoration to be 1coat primer, 1 undercoat and 2 top coats of Dulux Weathershield paint				
14.02.14	Timber replacement for PVCu upstand and framing	12	lin m		
14.02.15	Timber Columns 400mm wide by 200mm deep	4	item		
14.02.16	Fascia, 800mm high	13	lin m		
14.02.17	500x500 timber box at roller shutter	1	item		
14.02.18	Removal of waste	1	item		
GRAND TOTAL					