	St Rhedyw, Llanllyfni, Gable & Porch Repairs, Schedule of Works (BDSR.01)					
		Quantity (where relevant)	£	p		Notes/Commentary
	REV: V.1 TENDER ISSUE 01/07/26					
	To be read in conjunction with all drawings and specifications.					
	This schedule does not include reference to access, temporary works or other such general items other than in overall principles. The contractor will be deemed to have included for all access and temporary works necessary to undertake the works described (or implied) below.					
	This schedule does not constitute a specification. Where products are referenced they are to be installed in accordance with manufacturer's recommendations, instructions and relevant standards. Leadwork, Slating and other works to be undertaken and completed in accordance with British and European standards unless specifically stated otherwise.					
	A. Preliminaries					
A.1	Allow for all welfare facilities (it is assumed no hoarding to be provided, but scaffold protected fully with heras fencing or similar). Adequate secure space to be allowed for all on site storage (there is ample space around the building for necessary storage).					
A.2	The contractor shall be responsible for securing the building and the contractor will need to make their own assessment and implement the necessary measures.					
A.3	Allow to protect all adjacent surfaces, from damage during works including adjacent bedrock, pathways adjacent walls etc.					
A.4	This Schedule of Work must be read in conjunction with the drawings. Anything included herein, whilst not included in the drawings, or anything included in the drawings whilst not included herein, **shall be deemed to be included as part of the contract/tender sum**. The contractor is to include here for all costs in connection therewith (i.e. all works shown or implied on any of the tender documents).					
A.5	The contractor shall allow in his pricing for everything necessary to execute the whole of the works, temporary or permanent in accordance with the details and overall conception of the drawings and descriptions in the specification.					
A.6	Reference should be made to the attached drawings whilst reading the specification and Schedule of Work.					
A.7	Adequate protection shall be provided to all surfaces and structures in the vicinity of the work's, and the site generally, the works shall keep clear of the other adjacent structures unless directed otherwise by the CA. Hard landscaping features shall be removed, as necessary to execute the works and stored safely and replaced/made good on completion of the works. Provide suitable protection to surfaces before locating skips.					
A.8	The contractor is to allow for producing a schedule of condition prior to starting works and a copy is to be handed to the CA within 14 days of commencement date to be kept on file in case of damage repair disputes.					
A.9	Any damage will be made good to the satisfaction of the CA at any time it occurs due to non-protection.					
A.10	No claim for additional payment will be considered for work shown on the tender drawings but not specifically itemised in the Schedules of Work. If it is apparent that an item of work which appears in the Drawings is not listed as a separate or individual item, then the Contractor must raise this query at tender stage, when guidance can be given on whether or where such item should be priced.					
A.11	All items in the Schedule of work are deemed to include making good to retained structures and finishes and for disposal of materials off site.					
A.12	Contractor to check all setting out, including levels, and dimensions prior to commencement of work.					
A.13	Contractor to bring to the attention of the CA any discrepancies between the Works and/or Specification immediately.					
A.14	All materials, components and systems are to be installed in strict accordance to the manufacturers written recommendations and specifications.					
A.15	It is essential that the Contractor visits the site during the tender period: failure to do so will not be a reason to claim lack of knowledge and cause to request the adjustment of rates.					
A.16	Contractor to be responsible for obtaining all necessary permits and licenses for skips, and disposal of wastes. (as necessary to position skips on highways / roads)					
A.17	Remove all surplus material/debris from site as work proceeds and keep the site clean, tidy and free from obstructions (refer any uncertainty regarding storage of salvaged/removed materials to CA for confirmation). Thoroughly clean the site and the works upon completion. Make good all damage consequent upon the work. Remove all temporary markings and protective coverings. Clean the works thoroughly inside and out, remove all splashes, deposits, efflorescence, rubbish and surplus materials.					
A.18	The contractor will be responsible for Health and Safety and security during the works. Such as ensuring all excavations, demolitions etc are safe and clearly marked and the area is secure at the end of each day, and the like; ensuring nobody in or around the site can fall down any holes etc. Method statement will be required detailing the Health And Safety procedures. Contractor will act as the Main Contractor under the CDM regulations (2015). Read in conjunction with accompanying H&S information.					
A.19	Thoroughly clean the site and the works upon completion. Make good all damage consequent upon the work. Remove all temporary markings and protective coverings.					
A.20	**Note** Contractor to allow for provision of temporary toilet facilities and provision of services (water, power) as required, there are no mains services on site.					

A.21	It is intended to execute the works using a JCT minor works (MW) building contract 2024 edition following a traditional procurement route. Liquidated damages £250 per week. Insurance joint names by employer as cl.5.5. Other clauses to be confirmed prior to signature. **The contract will be subject to sectional completion provisions to allow for mortar drying and monitoring as outlined in section 3.0**. NB this will necessitate dismantling and re-erection of scaffold.					
A.22	The contractor will be required to act on the 'principal contractor' for the purpose of the Building Safety Act and the Construction, Design and Management (CDM) Regulations 2015.					
A.23	The contractor shall carefully observe any presence of birds or bats and notify the client and CA of any concerns before continuing works in specific areas. All British bats and their roosts are protected under the Wildlife and Countryside Act 1981. It is illegal for anyone without a license to disturb, injure or kill intentionally a wild bat or to damage or obstruct access to any place that a bat uses for shelter or protection. Where bats or their roosts are likely to be affected, the Governments Statutory Nature Conservation Organisations (SNCOs) must be consulted before work begins.					
A.24	**Programme:** It is assumed works to commence in spring 2027. Contractor to provide programme with the tender return submission.					
1. General Requirements			£	p		
	General					
1.01	Access to the Church must be considered throughly. The church is sited centrally in the village, access from the existing road is limited. There is a small (public) parking area on Lôn Ddwr (opposite the church), which may be available subject to agreement with Cyngor Gwynedd highways.					
1.02	Water and power are available on site, but no WC facility. The contractor will need to provide the necessary welfare any other requirements for completing the works as part of the tender.					
2. Works to the Porch						
			£	p		
	Refer to drawing **BDSR.01-003**					
	Protect all surfaces, light fittings and other details.					
2.01	Carefully strip all existing slate, set aside, remove slating battens (skip) and de-nail rafters.					
2.02	Carefully remove existing cementitious flaunching and lead soakers, allow for credit.					
2.03	Allow to renew rafters abutting the church. Size to match existing (apprx 75 x 75mm)	Allow 2 no.				
2.04	Allow to splice repair purlin bearings where decaying/embedded in nave wall, size to match existing (apprx 140 x 65mm)	Allow 2 no.				
2.05	Allow to carefully remove all existing modern plaster to porch, remove all trims and beads. Allow to inspect substrate with CA and agree whether to reinstate plaster or repoint (plaster included in schedule, below).	Entirety of porch interior.				
2.06	Allow provisional sum for the repair to any other decayed timber.	See provisional sums	500	0		
2.07	Lift copings to porch gable, provide code 6 lead dpc beneath, with welted joints in accordance with LSTA details, dressed over existing weatherings at kneeler stones. Reinstate copings and fully repoint in gauged hot-lime mortar.					
2.08	Provide new bituminous sarking felt and slating battens, install to suit slate coursing.					
2.09	Reinstate slating, coursing to match origina and clay ridge tiles (bedded on new lime mortar). New lead soakers (code 5) abutting the nave of the church. Allow 2 no. new slates (Penrhyn heather-blue) in case of breakage.					
2.10	Provide new cover flashing at abutment with the nave. Final detail to be agreed with CA. Provisionally allow to overlay soakers with cover flashing, mechanically fixed (it is assumed no chase exists). Overlay with stainless steel lath and provide new gauged hot-lime mortar flaunching over the entire junction, up to the slate.					
2.11	Provide new code 6 cover flashing (replacing existing) to ridge, at abutment with nave roof guttering.					
2.12	Allow for localised repointing of the nave wall above the new flashing. In gauged hot-lime mortar as specification.	4 sq.m				
2.13	Allow to replaster walls in traditional 3 coat lime plaster. Allow for oak arched plaster stop-beads around dressed stone arches to entrance and nave doors.	Entire wall abutting church.				
2.13	Allow to decorate new plasterwork (following full drying period) in Earthborn silicate masonry paint (https://earthbornpaints.co.uk/collections/silicate-masonry-paint). Colour to match existing. Allow to provide samples of colour (4 no) for CA approval prior to proceeding.	Entirety of porch interior.				
2.14	Allow to carefully prepare and redecorate all exposed timberwork in porch & door following completion of works. Allow for 3 coats of linseed oil paint (Broun & co or equal approved)	All joinery in porch.				
2.15	Allow to rake out and repoint uneven areas of floor in hydraulic lime (NHL 3.5) mortar to agreed sample.	5 lin.m				
2.16	Localised repointing to exterior of porch (hot-lime mortar as specification).	4 sq.m				
2.17	Allowance for renewal of corroded mesh over porch window.		250	0		
		Subtotal				
		Internal Works (Excluding VAT)				
3. Works to W gable.						
			£	p		
	Refer to drawings **BDSR.01-001 & 002**					
A	Fully protect pews and fabric of church in area adjacent to the gable only. Assume a boarded and sheeted deck will be required to prevent damage to vulnerable timber features below.					

B	Erect access scaffold (or propose alternative access means) as required to allow proposed work to be undertaken in a safe manner . Access scaffold to be designed to ensure that no load is applied to the existing structure, does not require to be tied to the existing structure to ensure its stability.					
C	Fully protect roof, gravestones, monuments, trees and adjacent surfaces from damage.					
Wall Pointing and Masonry Works						
3.01	Carefully rake-out existing cementitious mortar to gable, internally and externally (extent as indicated on drawing 001), inspect with CA.					
3.02	Allow for further raking out to depth of 75-100mm where voids or deeper pointing required.	5 sq.m				
3.03	Allow for deep-fill back pointing (leaving back minimum - 25-30mm from surface). Assume specification as outlined in section 6, subject to site trials.	5 sq.m				
3.04	After drying period (agreed with CA), allow to finish pointing match agreed sample in hot-lime mortar. Pointing to entire gable and bellcote (on all four sides and including reveals) including copings.					
3.05	Allow to point into window reveal, allow to remove protective mesh and reinstate on completion with new stainless steel (austentic, grade 316, fixings).					
3.06	Remove all vegetation (including any roots) and growth, to high level copings and patches to west gable generally. Treat areas with suitable biocide (to be agreed with CA) prior to repointing.					
3.07	Carefully remove iron fixings, make good in lime mortar.					
3.08	Carefully lift existing gable copings (to allow installation of lead flashing, below). Inspect with CA.					
Leadwork and Roof Works						
3.09	New code 6 lead flashing below copings as schedule of works and as outlined in section 6. Dressed over existing kneeler flashing and under cover flashing near apex.					
3.10	Following insertion of leadwork below copings (see 4.03) reinstate copings. Allow for localised pinning with stainless steel (austentic, grade 316) pins to suit/as required for secure installation.					
3.11	Provide access to corroding iron finial. Inspect with CA.					
3.12	Allowance for repairs to finial following access.		1000	0		
3.13	Allow to pin cracked stone (below finial and above bellcote) below finial using stainless steel pins.	Assume 4 no pins.				
3.14	Allow to introduce new lead slate with welded spigot (tubular) to provide enhanced weather protection to bell mechanism. Assume lead slate, code 6, size of 400 x 300, spigot 350mm high, diameter 30mm for tender purposes. TBC on site with CA. Allow to adjust slate to install and make good as required.					
3.15	Allowance for repairs to headstock following provision of high level access		300	0		
3.16	Following repair, Allow to decorate Iron finial, specialist metal paint as 6.03, below.					
		Subtotal				
		W Gable Repairs (Excluding VAT)				
4. Other Works						
			£	p		
			£	p		
4.01	Isolated slate repairs (slipped or broken slates) varied locations and heights.	8 no.				
		Subtotal				
		Other Works (Excluding VAT)				
5. Provisional Sums						
			£	p		
A54 Provisional Sums			£	p		
a.	Contract Contingency		3500	0		
b.	Additional Timber repairs		1000	0		
c.	OHP and attendance on Provisional Sums (above or in schedule). Contractor to include *allowance in programme as required* (to include all provisional sums stated elsewhere in schedule also).					
		Total for Section A54 (Provisional Sums).				
		Subtotal for all Sections				
		Total Tender Sum (Excluding VAT)				
6. Specification Requirements (to be read with descriptions above)						
6.01	**Lime Mortar (Pointing Mortar)**					
	All mortar used on the project shall be hot-lime, slaked on site in a pre-agreed location. The proposed mix is 'gauged' with hydraulic lime. The specification below is given as a guide and the final mix will be agreed following site trials. The contractor should allow to produce apprx 8 no. different mixes. These should be pre-agreed (in terms of mix and sands) then prepared and worked in the presence of the CA (and conservation officer if required).					

	GAUGED HOT LIME MORTAR REQUIREMENTS *Description: Hot mix mortars are those where quicklime, sand or aggregate, and water are mixed together at the same time. The quicklime is therefore slaked and mixed in the same operation. Much heat is produced when the quicklime is added to water, hence the name "hot mix". Contractors shall follow appropriate & relevant H&S guidance for the preparation of, and working with, hot-lime mortars, including protective clothing, goggles and separation from public areas.* Specification/Mix: 1:1:6 (Quicklime, NHL2, aggregates) to be calculated by weight when dry not by volume. Quicklime: e.g. Calbux Gran 15 to be granulated to a maximum of 6mm in size) NHL2 to be St. Astier unless agreed otherwise. Sands: Mix of Brynkir/Cefn Granog, Bangor Dredged plus others suggested by the contractor shall be used in the trials for the preferred mix. A coarser mix for the pointing mortar is anticipated, which may require supplementary coarser aggregate. Sands to combine a mix of coarse grit sand (c 7-8 mm and less), plastering and finer sharp sand (c. 2 mm and less), well sieved and graded. Integrating smaller sands helps reduce initial shrinkage, but the final apperance is still quite coarse to match the original mortar. **Method:** Preparation: Heap sand and hollow the heap. Add lump or kibbled quicklime at proportions noted above. Add the water necessary to effect the slake (typically about two to two-and-a-half volumes of water for each volume of quicklime) before mounding the sand over the quicklime. As the quicklime expands, cracks will appear in the sand covering which will being to dry out. These cracks should be closed to retain the necessary heat of the slake. The sand and lime may then be mixed together whilst still very hot, more water being added to bring the mix to a mortar consistency.					
	Pointing & Repointing: For pointing and repointing the mortar should be relatively stiff, whilst still pliable. Mortar should be pushed into pre-wetted joints with a pointing iron and left slightly full. it should not be tidied up or over-worked. As the mortar begins to set and stiffen and approach leather hardness, surplus mortar should be scraped away using lengths of plastering lath and the face beaten thoroughly with a stiff-bristle brush to remove laitance and roughen the surface. (to approved sample finish). If the initial set is tardy (due to saturated substrates or low temperatures for example), use lath to remove laitance earlier to open the mortar to the air, but do not knock-back until further stiffening has occured. The finish is to match the adjacent areas.					
	Repointing shall be undertaken using hand-tools only.					
6.02	**Leadwork**					
	All leadwork shall be undertaken in compliance with Lead-Sheet Training Association Manual and recommended details.					
	Lead to be code-6, milled lead unless stated otherwise on drawings or documents. Specific requirements outlined below.					
	Leadwork to be installed on a layer of building paper unless stated otherwise.					
	Coping flashings with lapped joints of minimum 150mm.					
	Bellcote Weathering welted joint centrally. Extended up each side of the bellcote to the visible joint (in excess of 150mm from the base of the bellcote. Return into the joint, mechanically fixed and finished with Arbosil XL1099 or equivalent, over-pointed in lime.					
	Bell mechanism weathering Lead slate, coursed in to slate roof as per LSTA details. Welded (off-site) spigot to allow penetration of the bell mechanism.					
	ALL leadwork should be coated with patination oil. Where concealed by stone, leadwork should be finished with a protective coat of bitumen (both sides).					
6.03	**Specialist Metal Paint**					
	Painting as stated in schedule of works and on drawings.					
	Exterior metal paint to all external metal work, allow for Sherwin-Williams. Colour: black. Preparation to manufacturer's recommendations (seek confirmation before application). Existing coated metal surfaces to be thoroughly cleaned with water containing suitable detergent and rinse with clean water. Any areas showing rust or corrosion should be abraded to remove any loose deposits, feathering into sound paintwork. Initial coat to be Sherwin-Williams Macropoxy® L425: Apply 1no Stipple coat then 2no coats @ 75 microns dft. Finishing coat(s) Sherwin Williams Acrolon C237. Apply 2no coats @ 50microns dft.					
	General and Preparation Requirements as below (all coatings - also to comply fully with manufacturer's requirements).					

	General Requirements: - Coating materials must be delivered in sealed containers, each clearly labeled with the brand name, type of material and manufacturer's batch number. - Wherever possible materials must be from one manufacturing batch. Inform the CA if materials from more than one batch are to be used, store separately and allocate to distinct parts or areas of the work. - Store materials in accordance with manufacturer's recommendations. Use in order of delivery and before expiry of any shelf life date. Note that soft distemper has a very short shelf life. - Check that all materials to be used are recommended by their manufacturers for the particular surface and conditions of exposure, and that they are compatible with each other. - Inform the CA of any discrepancy in specification of coatings and obtain instructions before proceeding with application. - The descriptions of areas to be coated given in schedules, etc. are of necessity simplified. All ancillary exposed surfaces and features are to be coated to match similar or adjacent materials or areas except where a fair faced natural finish is required or items are completely pre-finished. In cases of doubt obtain instructions before proceeding. **Protection** - Adequately protect internal and external surfaces, fixtures and fittings which are not to be coated, by covering with dust sheets, masking or other suitable materials. - Exhibit 'Wet paint' signs and provide barriers where necessary to protect other operatives and the general public, and to prevent damage to freshly applied coatings. FULLY PROTECT ALL MASONRY AND ADJACENT SURFACES DURING DECORATION WORKS. **Inspection** Inspection of the whole of the work at each of the stages set out below may be made, at the discretion of the architect. Agree with the architect a programme which will facilitate such inspections and notify him when each part and stage of the work is ready for inspection. Do not proceed with subsequent stages of the work until authorised.					
	Preparation - To BS 6150, Section 4. - Materials used in preparation must be types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared. - Prevent or control exposure of operatives to dust, vapour and fumes exceeding occupational exposure standards set in the current Health and Safety Executive (HSE) document EH40. - Substrates must be sufficiently dry in depth to suit the coating to be applied. - Remove efflorescence salts from surfaces. Repeat removal if efflorescence recurs. - Clean off dirt, grease and oil from surfaces. If contamination of surfaces/substrates has occurred, obtain instructions before proceeding. - Smooth surface irregularities. Fill joints, cracks, holes and other depressions with stoppers/fillers worked well in and finished off flush with surface. Abrade to a smooth finish. - Apply oil based stoppers/fillers after priming. Apply water based stoppers/fillers before priming unless recommended otherwise by manufacturer. Patch prime water based stoppers/fillers when applied after priming. - Remove dust and particles from dry abrasive preparation of surfaces. - Remove residues from wet preparation of surfaces by rinsing with clean water, wiping and allowing to dry. - Ensure that doors, opening windows, etc, are 'eased' as necessary before coating. Prime any resulting bare areas. - Application of coatings will be taken as joint acceptance by the Main Contractor and the Painting Contractor of the suitability of surfaces and conditions within any given area to receive the specified coatings.					
	Preparation (Previously Coated Surfaces) - Prepare in accordance with BS 6150, Section 6. - When removing or partially removing coatings, use methods which will not damage the substrate or adjacent surfaces or adversely affect subsequent coatings. See spec C42. - Carefully remove all loose, flaking or otherwise defective areas to a firm edge. - Completely remove alkali affected coatings. - Where coatings are suspected of containing lead, obtain instructions before proceeding. - Where substrates containing asbestos are revealed, obtain instructions before proceeding. - Where significant rot, corrosion or other degradation of substrates is revealed, obtain instructions before proceeding. - Thoroughly clean retained coatings with appropriate detergent solutions or solvents to remove all dirt, grease and contaminants. Abrade gloss coated surfaces when still wet to provide a key. - Apply additional preparatory coats to areas of partial removal to restore original coating thicknesses. Abrade junctions to give a flush surface. - Where coatings are completely removed, prepare surfaces as specified for uncoated surfaces. **Treatment of Organic Growths** - Remove all loose growths and infected coatings/decorations. - Apply appropriate biocidal solution to growth areas and surrounding surfaces. - Scrape or brush off all dead growth. Remove infected materials immediately to ensure that no other areas become infected. - Apply appropriate residual effect biocidal solution to inhibit re-establishment of growths. - Biocides must be approved and registered by the Health and Safety Executive (HSE) and listed in the current 'Reference Book 500', Part B, as surface biocides.					

	Application *Unsuitable conditions.* - Take all necessary precautions including restrictions on working hours, providing temporary protection and allowing extra drying time, to ensure that coatings are not adversely affected by climatic conditions during and after application. - Prevent or control exposure of operatives to solvent vapour levels exceeding occupational exposure standards set in the current Health and Safety Executive (HSE) document EH40. - Unless it is specifically permitted by the coating manufacturer, do not apply coatings: - To surfaces affect by moisture, frost or airborne dust. - When the air or substrate temperature is below 10oC. - When the relative humidity is above 80%. - When heat is likely to cause blistering or wrinkling. *Coating Generally* - To BS 6150, Section 5. - Do not use materials which show any bittiness or other defects when applied. Do not thin or intermix unless specified or recommended otherwise. - Apply priming coats as soon as possible on the same day as preparation is completed. They must be of adequate thickness and suit surface porosity. - Apply coatings by brush or roller unless otherwise specified or approved. - Keep brushes and equipment in a clean condition. Dispose safely of cleaning and waste materials, do not pour into sanitary appliances or drains. - Subsequent coats of the same pigmented material must be of a different tint to ensure that each coat provides complete coverage. - Apply coatings to clean, dry surfaces in accordance with the manufacturer's recommended intervals between coats. - Apply coatings evenly to give a smooth finish of uniform colour, free from brush marks, sags, runs and other defects. Cut in neatly and cleanly. Do not splash or mark adjacent surfaces. - Adequately protect drying and completed work from damage.					