

**Tavistock Town Hall**  
**Stonework and Mayors Parlour Roof Repairs: Schedule of Work**

	<b>NOTE: to be read in conjunction with the Specification of Work (herein referred to as 'the specification'). References to specification clauses have been provided for guidance only.</b>	
<b>1.0</b>	<b>Demolitions and Removals</b> <i>Note: works to be completed in accordance with specification sections etc and all relevant clauses to it.</i>	
1.1	<p>Provide temporary access site scaffolding and internal ladders externally as required to allow access to the works.</p> <p>Scaffolding to be erected and maintained in accordance with specification section B10.</p> <p>Include for 3m high galvanised sheeting around entire perimeter with lockable door section. Ensure security against unwanted entry to the property is maintained at all times during the works.</p> <p>Scaffolding should be independently ties and rely on the building for vertical support.</p> <p>Provide appropriate protection to scaffold particularly around windows.</p> <p><i>Note: All stanchion ends to have plastic caps</i></p> <p><i>Provide scaffolding for proposed stonework repairs within elevation section indicated on drawing AB.10A (only)</i></p> <p><i>Provide scaffolding for proposed stonework repairs within elevation section indicated on drawing AB.11A (only)</i></p> <p><i>Provide scaffolding for proposed stonework repairs within elevation section indicated on drawing AB.12A (only)</i></p> <p><i>Provide scaffolding for proposed stonework repairs within elevation section indicated on drawing AB.13A (only)</i></p> <p><i>Provide scaffolding for proposed stonework repairs within elevation section indicated on drawing AB.14A (only)</i></p> <p><i>Provide scaffolding for proposed stonework repairs within elevation section indicated on drawing AB.15A (only)</i></p> <p><i>Provide scaffolding for proposed stonework repairs within elevation section indicated on drawing AB.16A (only)</i></p> <p><i>Provide scaffolding for proposed stonework repairs within elevation section indicated on drawing AB.17A (only)</i></p> <p><i>(Alternative:) Provide scaffolding for 100% proposed stonework repairs to all elevations indicated on drawings AB.11A -17A inclusively</i></p>	<p>£</p> <p>£</p> <p>£</p> <p>£</p> <p>£</p> <p>£</p> <p>£</p> <p>£</p> <p>£</p> <p>£</p>

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1.2	Allow for all skips and site set etc up set out in contract preliminaries/CDM documents etc.	£
1.3	Carefully ease up both existing horizontal lead gutters, catchpits, flashings and the like and set aside. Contractor to dispose of remaining lead and provide credit to contract. Issue with credit documentation via accredited scrap metal merchants.	£
1.4	Carefully de –nail and carefully remove maximum 4 rows of eaves slates to roof slopes as indicated on drawing extents (only) to allow for new raised lead covered gutters. Set aside all slates for re-use. (allow 70% saved). Provide Delabole slates to match for 30% allowance for replacement.	£
1.5	Allow to strip all and any slating battens and roofing felt and dispose to skips where eaves slates have been removed.	£
1.6	Allow to carefully remove all safely accessible vegetation to main building. Cut back to roots, treat with poison. Include for vegetation accessible where rear downpipe is to be adjusted.	£
1.7	Allow to remove all gutter/catchpit carcass timbers to both southern sections. Discard to tip.	£
1.8	Carefully de –nail and carefully remove valley slates to northern lead valley as indicated on drawing to extents (only) to allow for new scarf repair to timber valley rafter, wallplate section and (allow at time of tender 5 locations) sister repairs to common rafters. Set aside all slates for re-use. (allow 70% saved).	£
1.9	Allow to re-fit into place upper louvre of lead covered Dormer to main roof slope. Check remaining louvres and mechanically secure in place as required.	£
1.10	Allow to carefully remove and set aside valley lead section where valley rafter below is to be repaired. Reinstall upon completion of timber repair.	£
<b>2.0</b>	<b>Roof timber repairs</b> <i>Note: works to be completed in accordance with specification sections G20 and all relevant clauses to it.</i>	
2.1	Allow to carefully cut out rotten end of northern valley rafter to extents agreed with the CA. Allow at time of tender for 1.0m length.  Discard to skip removed timber.	£
2.2	Allow to carefully cut out rotten wall plate at abutment of northern valley rafter to extents agreed with the CA. Allow at time of tender for 1.0m length. Discard to skip removed timber.	£

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2.3	Allow to inspect all exposed roof timbers with the CA and agree on any replacement/scarf end repairs. (common rafter ends and the like)	£
2.4	Allow to replace 400mm length of Valley rafter in new C24 Douglas Fir in dimensions to match existing. Scarf in new end as English Heritage Practical Conservation Timber Guide detail (page 302: <i>Rule of Thumb for splayed and tabled scarf repair</i> ). Include for 4x 2 group new M16 bolts as page 303 ( <i>group fastenings</i> ) Set out min 4 x the bolt dia.	£
2.5	Allow to cut out fully and replace rotten 1m length wallplate to north of roof in new C24 Douglas fir back to existing levels, angles etc. All timber to be reinstated as an original construction. Ensure rafters are mechanically fixed back onto new wallplate.	£
2.6	Allow to sister rafter repair common rafters in location of replaced Valley rafter from wallplate level up. Allow 5 locations at time of tender.	£
2.7	Allow general contingency sum of £5,000 for unknown roof timber repairs uncovered once roof slates are stripped to roof slopes.	<b>£5,000.00</b>
<b>3.0</b>	<b>Replacement lead covered abutment gutter carcassing</b>	
	<i>Note: works to be completed in accordance with NBS specification sections C51/G20 and all relevant clauses to it.</i>	
3.1	Allow to spray treat with environmentally and bat safe treatment solution all exposed roof timbers.	£
3.2	Form new North and south parapet gutter carcassing in treated C24 grade softwood.  Form with 100x50mm timber bearers, posts etc set between roof common rafters to form min 225mm wide 1:60 gutter falls with min 55mm drips between max 2250mm bay lengths.  Complete with 150x25mm square edged boarding ensuring all required levels, drips and widths for gutters are formed. (Lay with min 10mm open penny joints)	£
3.4	Form new North and south parapet gutter catchpits in treated C24 grade softwood at two locations indicated.  Form with 100x50mm timber bearers on walltops/common rafters to form min 225x225mm min 150mm deep.  Complete with 150x25mm square edged boarding ensuring all required levels and widths for gutters are formed. Lay with min 10mm open penny joints). Line pits with geotextile.	£
<b>4.0</b>	<b>Replacement leadwork</b>	

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	<i>Note: works to be completed in accordance with specification sections H71 and all relevant clauses to it and in strict accordance with all Lead Sheet Association (LSA) details and guidance. and BS 6915:2001+A1:2014</i>	
4.1	Lay new milled Code 6 stepped gutter linings to all newly formed parapet gutter carcasses. All to current LSA details. Max 2250mm gutter lengths/min 55mm drips. Min 225mm widths.  Apply pre-mixed chalk slurry to underside of leadwork.	£
4.2	Allow to form 2 no lead catchpits in Code 6 milled lead as drawing All to current LSA details.  Apply pre-mixed chalk slurry to underside of leadwork.	£
4.3	Allow to replace all catchpit chutes into replacement hoppers with Code 6 lead through historic wall openings as LSA details.	£
4.3	Allow to cut new chases to existing masonry 100mm above both new raised level gutter runs. All to LSA detail Fig 23  Install Code 5 lead cover flashings in max 1.5m lengths.	£
4.4	Allow to cut new chases to existing masonry above all both existing roof slopes where they abut Bedford Square Parapets.  Install Code 5 lead cover flashings in max 1.5m lengths with min 150mm overlap of existing slates and secret gutters (secret gutter retained below)	£
4.5	Allow to employ specialist sub-contractor to re-connect lightning protection down-tapes. Test, commission and certify installation and hand over certificate to CA.	£
<b>5.0</b>	<b>Replacement Slating</b>	
	<i>Note: works to be completed in accordance with specification sections H63 and all relevant clauses to it and British Standards 5534:2014+A2:2018</i>	£
5.1	Lay 25x50mm treated softwood slating battens to all roof slopes where slates have been removed set to correct calculated gauge(s)/headlaps	£
5.2	Re-lay existing and new Delabole or second hand Delabole slates (30% allowance for replacement matching existing in size) to all affected roof slopes in strict accordance with specification clauses and BS 5534.Pt1:1997 Dress slates along new tapered gutter lines and incorporate slate and ½'s at roof ends and abutment with walls/ridges/hips etc. No slate to be less than 150mm wide. Copper nail all slates in place. Allow for double slates at eaves lines. Min projection into gutters/lead parapets 50mm	£

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<b>6.0</b>	<b>Rainwater goods</b>	
6.1	Allow to remove all downpipes and hoppers and set aside for client.	£
6.2	Allow to replace all hoppers with Tuscan Foundry H1 and H1A ornamental pre black painted Hoppers (100mm outlets)	£
6.3	Allow to replace all downpipes with Tuscan Foundry CRWPED 100mm dia pre black painted eared downpipes (NOT rear upper elevation of Tower)	£
6.4	Supply and fit all new downpipes with Tuscan foundry pre black painted 100mm dia Round Pipe shoe outlets (eared) RWSED	£
6.5	Remove rear cast iron gutter (NE Elevation) to slate roof and set aside for client. Supply and fit replacement Tuscan foundry 6DHR plain deep ½ round cast iron guttering, stop ends and outlet.	£
6.6	Allow to dismantle upper tower downpipe at lower granite cornice line above slate roof flashing. Hand over downpipe and socket sections to client.  Replace sockets at cornice line to create vertical lower section to downpipe and complete with new outlet shoe.  All new sections to be pre black painted Tuscan Foundry (dia TBC on site)	£
6.7	Hummerite black paint all safely accessible sections of existing upper tower downpipe.	£
<b>7.0</b>	<b>Stone masonry repairs</b>  <i>All masonry repairs to each section are subject to Final site assessment with CA from site scaffolding and is subject to re-measurement</i>  <i>Note: works to be completed in accordance with NBS specification sections and all relevant clauses to it and British Standards 5390:1970- Code of Practice for Stonemasonry</i>	
7.1	Allow to undertake all stone repairs as highlighted on drawing AB.10A	£
7.2	Allow to undertake all stone repairs as highlighted on drawing AB.11A	£
7.3	Allow to undertake all stone repairs as highlighted on drawing AB.12A	£

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7.4	Allow to undertake all stone repairs as highlighted on drawing AB.13A	£
7.5	Allow to undertake all stone repairs as highlighted on drawing AB.14A	£
7.6	Allow to undertake all stone repairs as highlighted on drawing AB.15A	£
7.7	Allow to undertake all stone repairs as highlighted on drawing AB.16A	£
7.8	Allow to undertake all stone repairs as highlighted on drawing AB.17A	£
7.9	Allow to remove all identified and notes embedded and fixed metalwork to the stone elevations	
7.10	Allow to disc cut existing granite string and cornice lines to accommodate new 100mm dia replacement downpipes.	£
8.0	<b>General Contingency</b>	
8.01	Allow a provisional sum of £15,000 as a general contingency allowance.	<b>£15,000</b>
	<b>Total</b>	<b>£</b>